WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/11 13:43 2 pgs
Fees:13.00 Taxes:813.63
20110606-0043254

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall G. Uebel	New Owner	182-12-0-A-53-CO
(NAME)	(NAME)	
7340 Smokey Hill Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Brian C. Berryman and Tracy Berryman, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall G. Uebel, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Apple Valley a Planned Unit Development, Section Two, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian C. Berryman and Tracy Berryman, Husband and Wife, by Deed from H & J Builders, Inc., a Tennessee Corporation, dated May 18, 2005, of record in Instrument No. 20050523-0057864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20031204-0174333; Charter of Homeowner's Association, Inc. of record in Instrument No. 20020724-0088782; Storm Water Detention Agreement of record in Instrument No. 20020528-0064320; By-Laws of record in Instrument No. 20020724-0088784 as supplemented and amended in Instrument No. 2009116-0105278Restrictions of record in Instrument No. 20020724-0088783; made applicable in Instrument No. 20031208-0175884; Quitclaim Deed to Homeowners Association of record in Instrument No. 20080812-0082767; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7340 Smokey Hill Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of June, 2011.

Brian C Berryman
Brian C. Berryman

Tracy Berryman by Brian C Berryman
Tracy Berryman by Brian C. Berryman her Attorney in Fact
her Atty in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Brian C. Berryman**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 3rd day of June, 2011.

Notary Public

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 10/22/12

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Brian C. Berryman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for **Tracy Berryman**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Tracy Berryman**, the within named bargainor by the said **Brian C. Berryman** as such Attorney-in-Fact.

Witness my hand and official seal in Murfreesboro, Tennessee this 3rd day of June, 2011.

Notary Public

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 10/22/12

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-20-12
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY