# WARRANTY DEED

File #12012700

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Jeremy Chad Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

Vanessa E. Allen Notary Public State Of Tennessee Rutherford County

BILL GARRETT, Davidson County
Trans:T20120008594 DEEDWARR
Recvd: 02/03/12 14:46 2 pgs
Fees:13.00 Taxes:777.00
20120203-0010141

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy Chad Davis and Rachal D. Davis | First Community Mortgage, Inc. | 182-135 |
| (NAME) | (NAME) | |
| 13390 Old Hickory Blvd | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Cane Ridge, TN 37013 | Murfreesboro, TN 37129 | |
| (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, I/WE, **Brian C. Berryman and wife, Tracy H. Berryman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Chad Davis and Rachal D. Davis, Husband and Wife, as joint tenants** 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:

A certain Tract or parcel of land in Davidson County, State of Tennessee, decribed as follows, to-wit:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, Surveyor, dated March 1, 1977, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard (formerly Hobson Pike), at the southwest corner of a tract of land conveyed to E.C. Seiner, etux by deed of record in Book 4192, Page 385, Register's Office for said Couty, being also a common corner to the Cumberland Presbyterian Church Property; thence leaving said Old Hickory Boulevard, along a fence line N 80 deg. 55' W, 83 feet to a point; thence continuing with the common line between the church property and the Seiner tract N 6 deg. 10' E, 315 feet to a corner; thence N 88 deg. 35' W, 94 feet to a corner; thence N 5 deg. 30' E, 383 feet to a point which is the northwest corner of the Seiner tract mentioned above; thence with the north line of said tract S 85 deg. 05' E, 281 feet to an iron pin in the fence line; thence leaving said fence line and severing the property of Seiner, S 18 deg. 48' E, 496.96 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence with said margin, S 57 deg. 15' W 398.0 feet to a point of beginning.

INCLUDING in the above description but excluded from this conveyance is a rectangular plot of ground measuring 18 feet by 55 feet, as shown on the survey plat, which is located immediately adjacent to the east line of this Cumberland Presbyterian Church Property, and the common west line of this tract, together with ingress and egress.

Being the same property conveyed to Brian C. Berryman and wife, Tracy H. Berryman by Deed from Steven Clay Loring and wife, Kelly S. Loring, dated 1/14/2000, of record in Instrument No. 20000118-0005631, said Register's Office.

This conveyance is subject to: Ingress/Egress to a plot of land as noted in Warranty Deed of record in Instrument No. 20000118-0005631, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 13390 Old Hickory Blvd, Cane Ridge,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 31st day of January, 2012.

Brian C. Berryman

Tracy H. Berryman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Brian C. Berryman and Tracy H. Berryman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 31st day of January, 2012.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130