BILL GARRETT, Davidson County
Trans:T20120036467 DEEDWARR
Recvd: 05/17/12 14:03 2 pgs
Fees:13.00 Taxes:514.30
20120517-0042910

WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me this 9th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 5/8/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Steven Berger	Same as	086-07-0
(NAME)	(NAME)	(MAP)
1816 Barnwell Court	owner	175.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Wanda L. Ellis, unmarried, and Tammy Lynn Ellis, single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William Steven Berger and Julia Mary Berger, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 243, on the Plan of Phase V-B Revised, Jackson's Retreat, of record in Book 6250, page 905, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ezra O. Ellis and wife, Wanda L. Ellis, by deed dated February 5, 1991, from Joan Carolyn Henry, of record in Book 8287, page 959, and further conveyed to Ezra O. Ellis and Wanda Ellis, as joint tenants by the entirety and Tammy Lynn Ellis, as joint tenants with rights of survivorship, by Quitclaim Deed dated February 28, 2005, from Ezra O. Ellis and wife, Wanda L. Ellis, of record in Instrument No. 20050302-0022871, Register's Office for Davidson County, TN. The said Ezra O. Ellis having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1816 Barnwell Court, Hermitage, Tennessee 37076

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 my/our hand(s) this 8th day of May, 2012.

Wanda L. Ellis

Wanda L. Ellis

Tammy Lynn Ellis

Tammy Lynn Ellis

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wanda L. Ellis; Tammy Lynn Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at LEAGUE CITY, Texas, on this the 8th day of May, 2012.

Marc C Coody Jr

Notary Public

My Commission Expires:

MARC C. COODY JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. January 6, 2013