BILL GARRETT, Davidson County
Trans:T20120057631 DEEDWARR
Recvd: 08/03/12 14:44 2 pgs
Fees:13.00 Taxes:1060.05

20120803-0069220

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

File No.: AGL-12-213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Berkley	Genequity Mortgage, Inc.	83-6-B-1.00 CO
(NAME)	(NAME)	
213A Scott Ave	633 East State Highway 121 S #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Coppell, TX 75019	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **JEFFREY NEASE, A MARRIED MAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID L. BERKLEY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

unmarried

Land in Davidson County, Tennessee, being Unit No. 213-A, 213 TOWNHOMES, as shown on Exhibit B to the Declaration and Master Deed of record in Instrument No. 20050411-0039691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Nease, unmarried by Warranty Deed from Carla Daeninckx, married, dated June 13, 2007, of record in Instrument Number 20070622-0074505, in the Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of Jeffrey Nease by his Attorney-in-Fact, Pamela Hoey, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20120803-0069219, in the Register's Office of Davidson County, Tennessee.

Pamela Hoey joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Jeffrey Nease.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213A Scott Ave, Nashville, TN 37206
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 23 day of July, 2012.

Jeffrey Nease by Pamela Hoey, Attorney in fact
Jeffrey Nease
by Pamela Hoey, Attorney in Fact

Pamela Hoey
Pamela Hoey

STATE OF ~~Tennessee~~ Oklahoma
COUNTY OF ~~Davidson~~ Tulsa

On this the 23 day of July, 2012 , before me personally appeared Pamela Hoey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Nease and who acknowledged she executed the same as the free act and deed of the said Jeffrey Nease.

Witness my hand and official seal, this the 23 day of July, 2012.

Tina Cruce
Notary Public
My Commission Expires:
2/17/13

NOTARY SEAL PUBLIC
TINA CRUCE
Notary Public in and for the
State of Oklahoma
Commission #06001647
My Commission expires 2/17/2013

STATE OF Oklahoma
COUNTY OF Tulsa

On this the 23 day of July, 2012, before me personally appeared Pamela Hoey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of July, 2012.

Tina Cruce
Notary Public
My Commission Expires:
2/17/13

NOTARY SEAL PUBLIC
TINA CRUCE
Notary Public in and for the
State of Oklahoma
Commission #06001647
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