WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

TAHIRA J. PISZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Berard	Robert Berard	09412003400
(NAME)	(NAME)	
334 Raymond Hodges Road	334 Raymond Hodges Road	
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048	Cottontown, TN 37048	
(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, Ronald L. Bowersock and wife, Betty L. Bowersock, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Berard and wife, Susan M. Berard, 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 31, Clover Nook, as of record in Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said Lot fronts 158.49 feet along the southwesterly margin of Lawncrest Drive, thence back between lines measuring 220.0 feet on the northwestererly line and 156.2 feet on the southerly line, to a broken line in the rear which measures 241.9 feet.

Being the same property conveyed to Ronald L. Bowersock and wife, Betty L. Bowersock, by deed of record in Book 10335, Page 718, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Clover Nook of record in Book 2900, Page 51 and 52, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1709/1711 Lawncrest Drive, Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20120088683 DEEDWARR
Recvd: 11/20/12 10:09 2 pgs
Fees:13.00 Taxes:296.00
20121120-0106921

Witness our hands this 15th day of November, 2012.

Ronald L. Bowersock

Ronald L. Bowersock

Betty L. Bowersock

Betty L. Bowersock

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Bowersock and Betty L. Bowersock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of November, 2012.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public