WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360000.00

Robert Berard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Berard	Robert Berard	07404011800
(NAME)	(NAME)	
743/745 Linden Green	743/745 Linden Green	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Michele Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Berard, a married man**, 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. 141 on the Revised Plan of Lots 130, 131, 132, 141, 142 and 144 and a Reserved Parcel "C", and a tract marked Hermitage Swimming Club, Inc., as shown on plat of record in Book 5210, Page 119, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Michele Johnson, unmarried by Warranty Deed from Hermitage Rentals, LLC, dated August 2, 2006, filed of record on September 11, 2006, in Instrument No. 20060911-0112505, in the aforesaid Register's Office.

This conveyance is made subject to Subdivision restrictions, building lines and easements of record in Plat Book 5210, Page 119; Covenants, conditions, restrictions, and easements of record in Book 5333, Page 315; Book 4639, Page 267; Book 5205, Page 735; Book 4820, Page 611; Book 4690, Page 500 and Book 4969, Page 607, in the aforesaid Register's Office, and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 743/745 Linden Green, Hermitage, TN 37076
(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 my hand this 30th day of January, 2013.

Michele Johnson

BILL GARRETT, Davidson County
Trans:T20130018007 DEEDWARR
Recvd: 03/05/13 11:47 2 pgs
Fees:13.00 Taxes:133.20

20130305-0021913

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Michele Johnson, the within named bargainor; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 30th day of January, 2013.

Commission expires:
5/17/2014

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public