WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025620 DEEDWARR
Recvd: 04/01/13 10:15 2 pgs
Fees:13.00 Taxes:628.86

20130401-0031156

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,961.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/1/2016
(AFFIX SEAL)

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
Joseph N. Berry	United Wholesale Mortgage	164-10A-411.00 CO
(NAME)	(NAME)	
4525 Sandpiper Lane	1414 East Maples Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48083	
(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, Thaddeus J. Boughton and wife, Daphne J. Boughton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph N. Berry, an unmarried 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. 57 on the Final Plat, Village Ten, Summerfield Subdivision, as shown by plat of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thaddeus J. Boughton and wife, Daphne J. Boughton, by deed of record in Instrument Number 20080917-0095101 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Summerfield Subdivision of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions contained in Instrument of record in Book 11588, page 484, as amended in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168, and as supplemented to add Village 10 in Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20000113-000477, Register's Office for Davidson County, Tennessee. Easement to Tennessee Telephone Co. of record in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee. Charter of Summerfield HOA of record in Book 11648, page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4525 Sandpiper Lane, Antioch, 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 13th day of March, 2013.

Thaddeus J. Boughton, by Terry DeSelms, Attorney-in-Fact Attorney in Fact 3/13/13

Daphne J. Boughton, by Terry DeSelms, Attorney-in-Fact Attorney in Fact 3/13/13

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of March 2013 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Thaddeus J. Boughton and Daphne J. Boughton, and acknowledged that they executed the same as the free act and deed of the said Thaddeus J. Boughton and Daphne J. Boughton, through Power of Attorney granted 3-11-13 by the said Thaddeus J. Boughton and Daphne J. Boughton.

Witness my hand and official seal at Franklin, Tennessee this 13th day of March, 2013.

Commission expires: 7.29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013