STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2013.

Theresa C Vaughn
Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hungate	BancorpSouth Bank	08314035500
(NAME)	(NAME)	
1616 Shelby Ave.	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tupelo, MS 38803	
(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,

CHRISTIE M. VAUGHN BERGER AND RODNEY C. BERGER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES R. HUNGATE AND MICHELLE T. HUNGATE, HUSBAND AND WIFE

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. 19 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book No. 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christie M. Vaughn and Rodney C. Berger by Warranty Deed from Joseph P. Branham and Thomas M. Kraft, a tenancy in common, recorded on July 13, 2009, of record in Instrument No. 20090713-0065155, Register's Office for Davidson County, Tennessee. The said Christie M. Vaughn having since married is now known as Christie M. Vaughn Berger.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20130038514 DEEDWARR
Recvd: 05/08/13 12:46 2 pgs
Fees:13.00 Taxes:1261.70

20130508-0046582

unimproved ☐

This is improved ☒ property, known as 1616 Shelby Ave., Nashville, TN 37206

(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/our hand(s) this 6th day of May, 2013.

Rodney C. Berger
By: Christie M. Vaughn Berger, His Attorney in Fact

Christie M. Vaughn
n/k/a Christie M. Vaughn Berger

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 Christie M. Vaughn Berger, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal at on this 6th day of May, 2013

Commission expires: November 24, 2013

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Christie M. Vaughn Berger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rodney C. Berger and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Rodney C. Berger.

Witness my hand and official seal at on this 6th day of May, 2013

Commission expires: November 24, 2013

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public