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Davidson County DEEDWARR
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20130531-0055154

PREPARED BY: Millard S. Rubenstein
Resource Real Estate Services, LLC
300 Red Brook Boulevard, Suite 300
Owings Mills, Maryland 21117
(410) 654-5550

GENERAL WARRANTY DEED

GRANTEE ADDRESS:
245 Coleridge Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Zachary D. Berry
245 Coleridge Court
Antioch, TN 37013

PARCEL ID#: 16202025300

THIS DEED made this 23rd day of May, 2013 by and between Zachary D Berry and Misty Venable Berry FKA Misty Venable, of 245 Coleridge Court, Antioch, TN 37013, parties of the first part, Grantors and Zachary D Berry and Misty Venable Berry, of 245 Coleridge Court, Antioch, TN 37013, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum TEN Dollars ($10.00) the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Zachary D Berry and Misty Venable Berry, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

Land in Davidson County, Tennessee, being Lot 13, COLEMONT HEIGHTS, SECTION 2, as shown on plat of record in Plat Book 4300, Page 133, in the Register's Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The improvements thereon being commonly known as 245 Coleridge Court, Antioch, Tennessee 37013.

Being the same lot or parcel of ground which by Deed dated December 18, 2007 and recorded among the Land Records of Davidson County in Deed Book 20071226-0147215 was granted and conveyed by Tennessee Land Trust unto Zachary D. Berry and Misty Venable.

The Grantee hereby certifies, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by me.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Zachary D Berry and Misty Venable Berry, their heirs and assigns forever in fee simple and the said parties of the first part their heirs, assigns and representatives hereby covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

AND_ the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant generally the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of Grantors and Grantees.

TEST:

_____ _____ (Seal)
Zachary D Berry, Grantor

_____ _____ (Seal)
Misty Venable Berry FKA Misty Venable, Grantor

OATH OF VALUE

STATE OF Tn

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 28,375.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME THIS 23rd day of May, 2013.

_____
Zachary D Berry, Affiant

_____
Misty Venable Berry, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 23rd day of May, 2013, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Zachary D Berry and Misty Venable Berry FKA Misty Venable, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public Tonya Greer

My Commission expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

State of Tennessee, County of Davidson

I HEREBY CERTIFY that on this 23rd day of May, 2013, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Zachary D Berry and Misty Venable Berry known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public Tonya Greer

My Commission expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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True Copy Certification

I, Millard S. Rubenstein, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature
Millard S. Rubenstein

State of Maryland

~~County of~~ Baltimore City

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Jeremy Kaufman

My Commission Expires: 04-08-2017
Notary' Seal (if on paper)

