WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Garrick M Berberich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: [illegible]

File No.: MH-13-3501

THIS INSTRUMENT WAS PREPARED BY:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

BRENDA FRANCH HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrick M. Berberich and Caroline Hale Berberich	Pinnacle Bank	116-8-6.00
(NAME)	(NAME)	
3501 Woodmont Lane	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130069431 DEEDWARR
Recvd: 08/13/13 09:47 2 pgs
Fees:13.00 Taxes:1665.00
20130813-0084718

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MATTHEW C. HARDIN AND WIFE, JANET L. HARDIN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GARRICK M. BERBERICH AND WIFE, CAROLINE HALE BERBERICH**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1, BLOCK B, MAP OF WOODMONT LANE HOMESITES, of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Hardin by Warranty Deed from Howell Development Company, a Tennessee corporation, dated August 10, 2006, of record in Instrument No. 20060814-0100093, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Matthew C. Hardin and wife, Janet L. Hardin by Quitclaim Deed from George V. Crawford, Jr., Trustee, dated April 29, 2009, of record in Instrument No. 20090430-0039375, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3501 Woodmont Lane, Nashville, TN 37215
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 12th day of August, 2013.

Matthew C. Hardin

Janet L. Hardin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. Hardin and Janet L. Hardin, the within named bargainor, 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, this the 12th day of August, 2013.

Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171