WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069532 DEEDWARR
Recvd: 08/13/13 11:25 2 pgs
Fees:13.00 Taxes:508.75

20130813-0084879

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

C. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

MELISSA STRAUGHTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant M. Berkery	Primary Residential Mortgage	03311000700
(NAME)	(NAME)	
202 Appletree Road	277 Wilson Pike Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2906	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Robert E. Nutt and Erma Lee Nutt, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Grant M. Berkery and Andrea L. Berkery, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 40 on the Plan of Blair Manor, of record in Plat Book 3300, page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Robert E. Nutt and wife, Emma K. Nutt by Deed from Steven M. Vaughn and Rhonda L. Vaughn, unmarried persons, dated 04/09/1994 and filed for record on 04/13/1994 in Book 9310, Page 512, Register's Office for Davidson County, Tennessee.
The said Emma K. Nutt having since died on January 29, 2012, leaving Robert E. Nutt as surviving spouse and sole owners of said property.
Erma Lee Nutt joins in this conveyance to convey any and all rights Erma Lee Nutt may have in this property.

All matters as set forth per Plat Book 3300, Page 32, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 202 Appletree Road, Goodlettsville, TN 37072-2906
(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 GRANTEE(S), their heirs and/or 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/or 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 7th day of August, 2013.

Robert E. Nutt
Robert E. Nutt

Erma Lee Nutt
Erma Lee Nutt

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Nutt and Erma Lee Nutt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2013.

Carolyn Adams
Notary Public
My Commission Expires:

CAROLYN ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WAYNE
MY COMMISSION EXPIRES MAY 20, 2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122