WARRANTY DEED

G-VRES-13-1243

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Caitlin Irene Berberich	new owner	
1243 Plymouth Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		61-12-51.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TRACIE EDENS , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAITLIN IRENE BERBERICH AND WALFRED LIBARDO MAZARIEGOS TELLEZ, WIFE AND HUSBAND , 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 30, MAP SHOWING RESUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 22, 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 BY WARRANTY DEED FROM JOHN S. DUVAL, III DEVISEE UNDER THE WILL OF JOHN S. DUVAL, JR. TO SHIRLEY ANN POTTS BEARD, UNMARRIED AS RECORDED ON THE 2ND DAY OF APRIL, 1992 IN DEED BOOK 8591, PAGE 991 AND DAVIDSON COUNTY PROBATE DOCKET NO. 13P1152, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SHIRLEY ANN POTTS BEARD DIED JUNE 4, 2013 LEAVING PROPERTY TO TRACIE EDENS AS PER THE LAST WILL AND TESTAMENT OF SHIRLEY ANN POTTS BEARD DOCKET NO. 13P1152, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 22; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4199, PAGE 558 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1243 Plymouth Avenue, Nashville, Tennessee 37216
(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 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.

BILL GARRETT, Davidson County
Trans:T20130078627 DEEDWARR
Recvd: 09/11/13 10:08 2 pgs
Fees:13.00 Taxes:629.00
20130911-0095780

Witness my/our hand(s) this 5th day of September, 2013.

Tracie Edens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracie Edens, the within named bargainor, 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, this the 5th day of September, 2013.

Notary Public

My Commission Expires: 10/18/16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903