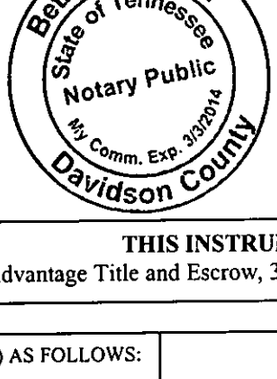
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla A. Harper	Fifth Third Mortgage Company	14202014200
(NAME)	(NAME)	
7435 Bridle Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Cincinnati, OH 45227	
(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, Barry J. Bertram, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla A. Harper and Joshua N. Harper wife and husband,, 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. 177 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Barry J. Bertram, unmarried, and life estate of Carolyn Bertram, unmarried, by deed of record in Instrument No. 20030606-0078385, Register's Office for Davidson County, Tennessee. Carolyn Bertram having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Barry J. Bertram by Adam Bertram as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131113-0117228, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7435 Bridle Drive, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20130096693 DEEDWARR
Recvd: 11/13/13 11:27 2 pgs
Fees:13.00 Taxes:777.00
20131113-0117229

Witness my hand this 12th day of November, 2013.

Barry J. Bertram by Adam Bertram, as his attorney in fact his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of November, 2013 before me personally appeared Adam Bertram, the person who executed the foregoing instrument on behalf of Barry J. Bertram, and acknowledged that he executed the same as the free act and deed of the said Barry J. Bertram, through Power of Attorney granted he by the said Barry J. Bertram.

Witness my hand and official seal at Franklin, Tennessee this 12th day of November, 2013.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County

Notary Public