BILL GARRETT, Davidson County
Trans:T20130100043 DEEDWARR
Recvd: 11/26/13 10:37 3 pgs
Fees:18.00 Taxes:499.50
20131126-0121308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Berger and Allison J. Berger, husband and wife	Same as new owner	02100017800
	(NAME)	
6098 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carol Gienger Puryear, Gail Gienger Finnegan, Melissa Gienger Warren and Teresa Douglas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert L. Berger and Allison J. Berger, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FRONTING 120 FEET ON THE EASTERLY SIDE OF CLARKSVILLE HIGHWAY, AND THE SAME IS DESCRIBED IN THE SURVEY OF SOLON E. DAVIS, ENGINEER, MADE AUGUST 2, 1956 AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID CLARKSVILLE HIGHWAY 545 FEET SOUTHERLY FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE BOUNDARY LINE BETWEEN THE LANDS OF JOHNS AND THE LANDS OF MRS. ELSIE FELTS BINKLEY, ET AL; THENCE NORTH 82 DEGREES 32' 30" WEST 378' TO A STAKE; THENCE SOUTH 5 DEGREES 50' WEST 136' TO A STAKE; THENCE NORTH 80 DEGREES 09' WEST 386.2 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID CLARKSVILE HIGHWAY; THENCE NORTHERLY WITH SAID RIGHT-OF-WAY LINE 120 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 1.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED HARRY M. GIENGER AND WIFE, DORIS EGGSTEIN GIENGER BY DEED FROM HARRY M. GIENGER OF RECORD IN BOOK 3502, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HARRY M. GIENGER HAVING PREDECEASED DORIS EGGSTEIN GIENGER. DORIS EGGSTEIN GIENGER HAVING DIED TESTATE ON JANUARY 30, 2013 AND PURSUANT TO HER LAST WILL AND TESTAMENT NO. 13P371 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION SAID PROPERTY WAS DEVISED TO GAIL FINNEGAN, MELISSA WARD, TERESA DOUGLAS AND CAROL PURYEAR. ALSO BEING FURTHER CONVEYED BY EXECUTRIX'S DEED TO CAROL GIENGER PURYEAR, GAIL GIENGER FINNEGAN, MELISSA GIENGER WARREN, AND TERESA DOUGLAS BY DEED FROM TERESA DOUGLAS, EXECUTRIX OF THE ESTATE OF DORIS EGGSTEIN GIENGER, DECEASED, OF RECORD BY INSTRUMENT NO. 20130814-0085255 AND UNDER ARTICLE III AND THE FIRST CODICIL OF THE LAST WILL AND TESTAMENT OF DORIS EGGSTEIN GIENGER, DECEASED, PROBATE COURT FILE 13P371, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO GAIL FINNEGAN, MELISSA WARREN, TERESA DOUGLAS, AND CAROL PURYEAR.

CAROL GIENGER PURYEAR AND CAROL PURYEAR BEING ONE AND THE SAME PERSON.

MELISSA GIENGER WARREN AND MELISSA WARD BEING ONE AND THE SAME PERSON.

GAIL FINNEGAN AND GAIL GIENGER FINNEGAN BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

TERESA GIENGER DOUGLAS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF GAIL GIENGER FINNEGAN, PURSUANT TO POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131126-0121307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 6098 Clarksville Pike, Joelton, TN 37080
(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.

Witness my/our hand(s) this 21st day of November, 2013.

Carol Grenger Puryear
Carol Gienger Puryear

Gail Grenger Finnegan
Gail Gienger Finnegan

By: Teresa Grenger Douglas
Teresa Gienger Douglas, Attorney-in-Fact

Melissa Grenger Warren
Melissa Gienger Warren

Teresa Douglas
Teresa Douglas

WARRANTY DEED
(Continued)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Gienger Puryear, Gail Gienger Finnegan, Melissa Gienger Warren and Teresa Douglas, the herein bargainor(s), 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 21st day of November, 2013.

Notary Public

My Commission Expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 6th day of November, 2013, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Teresa Gienger Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gail Gienger Finnegan and acknowledged that such persons executed the same as the free act and deed of Gail Gienger Finnegan.

Witness my hand and official seal, this the 21st day of November, 2013.

Notary Public

My commission expires:11/3/15

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072