Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012444 DEEDWARR
Recvd: 02/21/14 16:06 2 pgs
Fees:13.00 Taxes:740.00
20140221-0015229

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Virginia Deckbar
Affiant

Subscribed and sworn to me on February 21, 2014.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27309SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Berry Hill Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204	SAME AS NEW OWNER	118-11-005

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virginia Deckbar and husband Rick Deckbar, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Berry Hill Ventures, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Berry Hill Subdivision of record in Book 3300, page 20, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 67 feet on the westerly side of Berry Hill Drive and extends back 264.3 feet on the north line and 275.5 feet on the south line to the east right of way line of the L & N Railroad, on which it measures 89.4 feet.

Being the same property conveyed to Virginia Deckbar, a married woman, by Warranty Deed from Dorothy Marissa Hopkins, unmarried, of record as Instrument No. 20090923-0088593 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to matters shown on Plan of record in Book 3300, page 20, in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 3282, page 204, in the said Register's Office.

This property is also known as improved property located at 2925 Berry Hill Drive, Nashville, TN 37204.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on February 21, 2014.

Virginia Deckbar

Virginia Deckbar

Rick Deckbar

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 21, 2014, before me personally appeared Virginia Deckbar and Rick Deckbar to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 21, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE