WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00

Wanda C. Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2014.

Notary Public

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

JAMES C. WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140015518 DEEDWARR
Recvd: 03/06/14 14:31 2 pgs
Fees:13.00 Taxes:2031.30
20140306-0019057

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
Thomas F. Catron	Roundpoint ~~New owner~~	06402011800
(NAME)	(NAME)	
447 Rolling Mill Road	5032 Parkway Plaza Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Charlotte, NC 28217	
(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, Philip Berg and Keiko Berg, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. Catron and Dana M. Sommer,* 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:

* AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP

A tract of land in the 4th Civil District of Davidson County, Tennessee described according to a survey made by Barge, Waggoner and Summer, Inc., Engineers, dated December 2, 1969, as follows:

Beginning at an existing iron pin in the northerly margin of the right-of-way for a proposed road, common corner of subject tract and the tract conveyed to Herman B. Wade, et ux by deed of record in Book 4185, Page 808, Register's Office for said County; thence with the line between said two tract north 2 deg. 30' east 451.5 feet to an existing iron pin; thence north 89 deg. 21' east 151.00 feet to the westerly line of property conveyed to Evelyn H. and J. M. Turner by deed of record in Book 1515, Page 9, said Register's Office; thence with the line between subject property said Turner property south 2 deg. 42' 45" west 459.80 feet to an iron pin in the northerly margin of right-of-way for proposed road; thence with said margin north 87 deg. 30' west 149.20 feet to the point of beginning, containing 1.57 acres, more or less.

And also being known as Lot 1 Herman Wade Property, Section One, recorded in Plat Book 5210, Page 301, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Philip Berg and Keiko Berg, husband and wife, by deed of record in Instrument No. 20071102-0129558, Register's Office for Davidson County, Tennessee. Philip Berg and Keiko Berg having since divorced.

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

unimproved ☐

This is improved ☒ property, known as 447 Rolling Mill Road, Old Hickory, TN 37138

(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 our hands this 3rd day of March, 2014.

Philip Berg

Keiko Berg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Berg and Keiko Berg, 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 at Franklin, Tennessee this 3rd day of March, 2014.

Commission expires:

Notary Public

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