WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thaddeus Jarrett	Franklin American Mortgage	Parcel ID:
248 Hickorydale Dr.	501 Corporate Centre Dr.	09412001100
Nashville, TN 37210	Franklin, TN 37067	

FOR AND IN 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

Robert L. Berard and wife, Susan M. Berard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thaddeus Jarrett , a married man

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 53 Clover Nook, as of record in Book 2900, Page 51 and 52, Register's Office for Davidson County, Tennessee.

Said lot fronts 162 feet along the northerly margin of Hickorydale Drive, thence back between lines measuring 229.8 feet on the westerly line and 283.1 feet on the easterly line, to a line in the rear measuring 173.0 feet.

BEING the same property conveyed to Robert L. Berard and Susan M. Berard by deed from Ronald L. Bowersock and Betty L. Bowersock, of record in Instrument 20121120-0106922, dated November 15, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 51 and 52, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 248 Hickorydale Dr., Nashville, TN 37210

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 15th day of May, 2014.

Robert L. Berard

Susan M. Berard

BILL GARRETT, Davidson County
Trans:T20140036334 DEEDWARR
Recvd: 05/23/14 12:03 2 pgs
Fees:13.00 Taxes:388.50
20140523-0044711

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 Robert L. Berard and Susan M. Berard, 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 at Nashville, Tennessee, this 15th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

