THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040674

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Julie Edgington
Affiant

Subscribed and sworn to before me, this 28th day of May, 2014.

Sheila K Reburn
Notary Public
My Commission Expires: 3-19-17

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140038817 DEEDWARR
Recvd: 06/03/14 13:26 2 pgs
Fees:13.00 Taxes:592.00
20140603-0047921

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carmen Thompson 236 Overby Drive Antioch TN 37013	First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	Tax Parcel ID No. 14803012900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence A. Berry and Kathleen K. Berry, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmencita N. Thompson and husband, Isaac Thompson, Jr,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 882, SECTION EIGHT, CHEROKEE HILLS, as shown on plat of record in Plat Book 3700, Page 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawrence A. Berry and wife, Kathleen K. Berry, as tenants by the entirety by Warranty Deed from Peter N. McPherson and wife, Norberta J. McPherson, recorded on the 23rd day of November, 2005 in Instrument No. 20051123-0142090, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION EIGHT, CHEROKEE HILLS, as recorded in Plat Book 3700, Page(s) 154.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4198, Page 609.

This is improved property located at 236 Overby Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2014.

Lawrence A. Berry

Kathleen K. Berry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence A. Berry and Kathleen K. Berry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2014. Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014