RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140143

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043442 DEEDWARR
Recvd: 05/19/14 10:16 2 pgs
Fees:13.00 Taxes:74.00
20140619-0053535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Property Savers, LLC 28 Waters Avenue Nashville, TN 37206	Same address as new owner	10504008300

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and 00/100 Dollars ($20,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PHILISTA HARRIS, AS TO A 53.125% INTEREST, VICKIE BERRY, AS TO A 15.625% INTEREST, CATRENNA MCCORD (F/K/A CATRENNA BERRY AND INCORRECTLY REFERRED TO AS CATRINA BERRY ON PREVIOUS DEED OF RECORD), AS TO A 15.625% INTEREST, AND GEORGE BERRY, JR., AS TO A 15.625% INTEREST**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **PROPERTY SAVERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the North 31 feet of Lot No. 462 of the map of Maury & Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 40 feet on southerly side of the first alley north of Trimble Street running west from Lewis Street, and runs back between parallel lines 31 feet to a dead line which is 87 feet north of Trimble Street.

Being the same property conveyed to Philista Harris, as to a one-half (50%) interest, Vickie Berry as to a 12.5% interest, Valerie Berry as to a 12.5% interest, Catrina Berry as to a 12.5% interest, and George Berry, Jr. as to a 12.5% interest, as tenants in common, by Quitclaim Deed from Peggy D. Mathes, Administrator of the Estate of William C. Dobson, dated 7/28/2010, recorded 8/5/2010, of record in Instrument No. 20100805-0061632, in the Register's Office for

Davidson County, Tennessee. The said Valerie Berry having since died intestate on 6/17/2012, her interest in the subject property passed to her heirs at law, who are all the Grantors within this conveyance.

See Affdiavits of Heirship at Instrument Nos. 20140619.0053531, 20140619.0053532, 20140619.0053533 and 20140619.0053534.

The address of the herein described property is believed to be 54 Hubbard Street, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property was not a marital residence of the Grantors herein and thus is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law or otherwise.

WITNESS MY/OUR HANDS, this the 19th day of May, 2014.

PHILSTA HARRIS **VICKY BERRY**

CATRENNA MCCORD **GEORGE BERRY, JR.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Philista Harris, Vicky Berry, Catrenna McCord and George Berry, Jr., 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 seal, this the 19th day of May, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014