BILL GARRETT, Davidson County
Trans:T20140044982 DEEDWARR
Recvd: 06/25/14 10:05 4 pgs
Fees:23.00 Taxes:259.00
20140625-0055435

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1111**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/16/2014,** by and between **Roy Berryman and Celia J. Duke and Glyn Kinnard and Rebecca Berryman and Jimmy Berryman and Donald Berryman and Ronald Berryman and Helen Berryman,** parties of the first part, and **Bertie J. Gardner,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 08 on the Plan of Clairmont, Phase Four, Planned Unit Development, as of record in Book 6050, Page 424, said Register's County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Donna K. Berryman, Unmarried by deed from Clairmont Investors, a Tennessee Joint Venture dated July 3, 1991 of record in Book 8393, page 891, Register's Office for Davidson County, Tennessee. Donna K. Berryman died on November 6, 2013, intestate and unmarried and her estate is being Administered in the Probate Court of Davidson County, Tennessee; Docket No: 14P348. Her next-of-kin and Heirs at Law are as follows
Roy Berryman, married and Celia J. Duke, unmarried and Glyn Kinnard, married and Rebecca Berryman, unmarried and Jimmy Berryman, married and Donald Berryman, unmarried and Ronald Berryman, married and Helen Berryman, unmarried. None of the Heirs at law lived in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

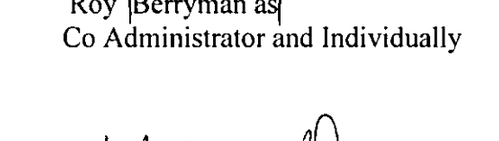
Parcel ID # **162010B08000C0**
☒ **Improved 465 Claircrest Drive, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

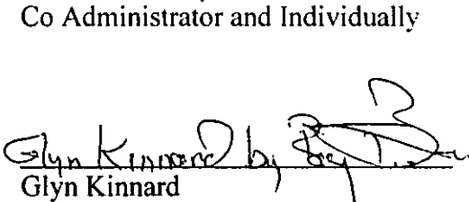
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

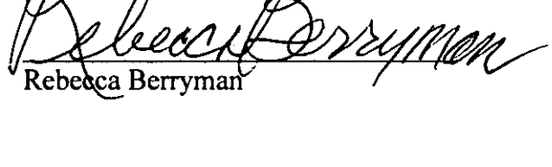
WITNESS the signature of the party of the first part of the day and year first above written.



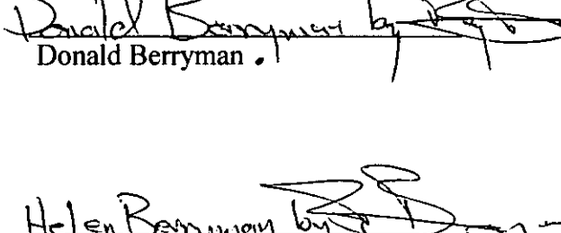
Roy Berryman as
Co Administrator and Individually



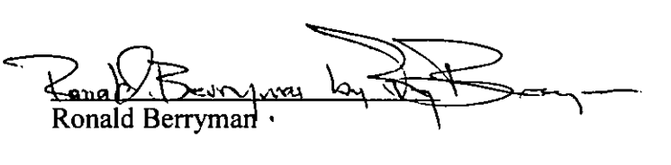
Celia J. Duke
Co Administrator and Individually



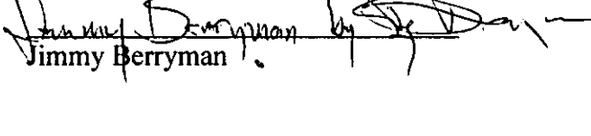
Glyn Kinnard
Co Administrator and Individually



Rebecca Berryman



Donald Berryman .



Helen Berryman .

Ronald Berryman .

Jimmy Berryman .

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Roy Berryman and Celia J. Duke,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of May, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rebecca Berryman,** to me known to the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of May, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Roy Berryman as Attorney-in-fact for Jimmy Berrymand, Donald Berryman, Rondald Berryman, Helen Berryman and Glyn Kinnard,** to me known to the person described in and who executed the foregoing instrument, as authorized and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and Notarial Seal this 16th day of May, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Bertie J. Gardner**

and Address: **465 Claircrest Drive, Antioch, TN 37013**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 16th day of May, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY