STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00.

Michelle L Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2014.

Dorothy E. Welch
Notary Public
MY COMMISSION EXPIRES: 5-17-15
File No. G14-8990D

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140047397 DEEDWARR
Recvd: 07/02/14 15:13 2 pgs
Fees:13.00 Taxes:617.53
20140702-0058477

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File# 01288-20697

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan C. Parker, a single man (NAME)	New Owner (NAME)	150-12-A-135 CO
1104 Quaise Moor West (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David L. Berkheimer and Katherine E. Berkheimer, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan C. Parker, a single 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 No. 630 on the plan of SOMERSET, PHASE 5B, as shown by plat of record in Plat Book 7900, Page 575, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David L. Berkheimer and Katherine E. Berkheimer, husband and wife from James G. Beene, II and Marcia M. Beene, by Deed dated July 23, 1999, in Book 11589, Page 990, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7619, page 647, Book 7657, page 583, Bok 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641, and Instrument No. 20060405-00399162, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 575, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7768, page 455, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 7619, page 679, Book 9509, page 363, Book 9647, page 472, and Instrument No. 20090513-0044145, Register's Office for Davidson County, Tennessee.

7. PUD Boundary Plat of record in Book 6900, page 733, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1104 Quaise Moor West, Antioch, TN 37013.

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. Whenever 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 my/our hand(s) this 30th day of June, 2014.

David L. Berkheimer — June 30, 2014 Date

Katherine E. Berkheimer — June 30, 2014 Date

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 David L. Berkheimer and Katherine E. Berkheimer, husband and wife, the bargainor(s), 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, this 30th day of June, 2014.

My Commission Expires: [illegible]

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066