GSPCM
Box 44

WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6.21.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey F. Berin and Maria C. Berin	~~New Owner~~	133 11 0 202.00
(NAME)	(NAME)	
725 Ardmore Road		
(ADDRESS)	(ADDRESS)	
West Palm Beach, FL 33401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-One Thousand And No/100 Dollars ($141,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Rachel Sefton and husband, Aaron W. Sefton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey F. Berin and Maria C. Berin, husband and wife,** 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. 175 on the Plan of Valley View Meadows, Section 3, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Sefton and husband, Aaron W. Sefton by Warranty Deed from Daniel M. Frizsell dated June 6, 2005 of record in Instrument No. 20050713-0081159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 215 Shawn Dr, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20140058023 DEEDWARR
Recvd: 08/07/14 15:57 2 pgs
Fees: 13.00 Taxes: 521.70

20140807-0071389

File Number: FRN-140404

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, has 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 7th day of August, 2014.

Rachel Sefton

Rachel Sefton

Aaron W. Sefton

Aaron W. Sefton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rachel Sefton and husband, Aaron W. Sefton, the within named bargainors, 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 official seal, this the 7th of August, 2014.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-28-15

(SEAL)

WILLIAMSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
LAURIE M. HARRIS

File Number: FRN-140404