THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14071500** BILL GARRETT, Davidson County Trans:T20140065514 DEEDWARR Recvd: 09/03/14 15:20 2 pgs Fees:13.00 Taxes:1165.50 20140903-0080601	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: _____ JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Shari Davis 504 Holt Briar Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-03-0A-139.00-C

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, **Derek Edward Berlin and Lauren C. Berlin, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Shari Davis, unmarried**, ("Grantee"), her 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 No. 118 on the Plan of Section Four Stone Creek Park R20 Residential P.U.D. of record in Plat Book 20010619-0064557, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek Edward Berlin and wife, Lauren C. Berlin by deed from Darren Burns and Julie Burns, husband and wife of record in Instrument No. 20090317-0023841 Register's Office for Davidson County, Tennessee, dated March 13, 2009 and recorded on March 17, 2009.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20010619-0064557, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365,as amended in Instrument No. 20010719-0076875, and supplemented in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 10324, Page 405, in the Register's Office for Davidson County, Tennessee.

Deed to Homeowners Association for Open Space/Common Area of record in Instrument Number 20040719-0085622, in the Register's Office for DavidsonCounty, Tennessee.

Charter for Stone Creek Park Homeowners Association, Inc. of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

Easement to Metro for Water Mains of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.

Easement for Encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Ingress/egress of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.

Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 504 Holt Briar Court Nashville TN 37211

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 29th day of August, 2014.

Derek Edward Berlin

Lauren C. Berlin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Edward Berlin and Lauren C. Berlin, 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 29th day of August, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018