# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075027 DEEDWARR
Recvd: 10/03/14 15:51 2 pgs
Fees:13.00 Taxes:370.00
20141003-0092033

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Emily Jones
Affiant

Subscribed and sworn to before me this 24 day of September, 2014

Tracey Perry
Notary Public
My Commission expires 3-3-15
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jalesa Shakell Howard | F & M Bank | 163-02-0C-005.00 |
| 1382 Rural Hill Road Unit #109 | 50 Franklin Street | |
| Antioch, TN 37013 | Clarksville, TN 37040 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barry Berk, Diane Berk, husband and wife, and Elizabeth Berk, single,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jalesa Shakell Howard,** Single Woman his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Lot No. 5, Unit No. 109 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063 and in Instrument 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive, Nashville, TN 37204.**

**Being the same property conveyed to Barry Berk, Diane Berk husband and wife, and Elizabeth Berk single from Federal Home Loan Mortgage Corporation by Special/Limited Warranty Deed on May 31, 2011, of record in Instrument Number 20110628-0049293, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on the Plan of Autumn Ridge Townhomes as shown in the Master Deed and By-Laws of record in Instrument Number 20060404-0038533, as amended in Instrument Number 20060419-0045063; Instrument Numbers 20061115-0141803; 20080108-0002298 and 20120924-0086420, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1382 Rural Hill Road Unit #109, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 26, 2014.

Barry Berk

DIANE BERK By Barry Berk ATTORNEY IN FACT
Diane Berk by Barry Berk as Attorney in Fact

ELIZABETH BERK By Barry Berk ATTORNEY IN FACT
Elizabeth Berk by Barry Berk as Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry Berk** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared BARRY BERK with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for DIANE BERK, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name DIANE BERK, the bargainor(s), by the said BARRY BERK, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 26th day of September, 2014.

NOTARY PUBLIC My Commission Expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared BARRY BERK with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for ELIZABETH BERK, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name ELIZABETH BERK, the bargainor(s), by the said BARRY BERK, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 26th day of September, 2014.

NOTARY PUBLIC My Commission Expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
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