WARRANTY DEED

ET-14-3421

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Marie Berry	Christina Marie Berry	
201 Due West Drive	(NAME) 201 Due West Drive	09402000500
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN A. ETHERIDGE AND DAVID R. ETHERIDGE,WIFE AND HUSBAND,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINA MARIE BERRY, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 180, PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Deborah Martin to Karen A. Etheridge and David R. Etheridge, wife and husband as recorded on the 24th day of July, 2006 in Instrument No. 20060724-0088621 and Warranty Deed from Brad S. Robertson, a single person to Karen A. Binkley and Deborah Martin and David R. Etheridge, joint Tenants with Right of Survivorship as recorded on the 12th day of February, 2003 in Instrument No. 20030212-0019618, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1621 Long Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of October, 2014.

Karen A. Etheridge

David R. Etheridge

BILL GARRETT, Davidson County
Trans:T20140077616 DEEDWARR
Recvd: 10/15/14 09:58 2 pgs
Fees:13.00 Taxes:629.00

20141015-0095125

STATE OF Tennessee

COUNTY OF Wilson

On this the 7th day of October, 2014, before me personally appeared Karen A. Etheridge and David R. Etheridge,wife and husband, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of October, 2014.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520