WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Angela Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Berry	"New Owner"	104-15-229.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 11/03/14 15:43 3 pgs Fees:18.00 Taxes:1295.00 20141103-0101460
2308 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Juanita Eller, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Charles Berry and Linda Berry, husband and wife, as to a 1/2 interest, and John Charles Berry, Jr. and Corrie Berry, husband and wife, as to a 1/2 interest the half interests, as they relate to one another, to held as joint tenants with right of suvivorship, 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. 5 on the Plan of Lots on Linden & West Linden, being part of F.J. & W.D. Fuller Property, of record in Plat Book 1130, Page 42, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 51.2 feet on the northerly side of Sunset Place (formerly Linden Place) and runs back between lines 200 feet on the westerly line and 187.4 feet on the easterly line to a dead line on which it measures 50 feet.

Being the same property conveyed to H. S. Eller and wife, Juanita Eller, by Deed from R. E. Worrall, Clerk of the County Court, of record in Book 3342, Page 209, Register's Office for Davidson County, Tennessee. Said interest is now vested in Juanita Eller, as surviving tenant by the entirety, the said H.S. Eller having since died on Sept 1st, 1981.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2308 Sunset Place, Nashville, TN 37212
(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 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. 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 hand this 31st day of October, 2014.

Juanita Eller

Juanita Eller

STATE OF TENNESSEE

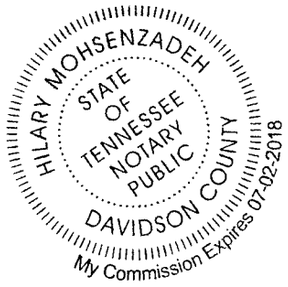
COUNTY OF DAVIDSON

On this 31st day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juanita Eller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).