Davidson County DEEDWARR
Recvd: 12/17/14 15:01 3 pgs
Fees:18.00 Taxes:1124.43
20141217-0115577

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, is $303,900.00 (Three Hundred Three Thousand Nine Hundred).

Carol McMahon
AFFIANT

Subscribed to and sworn before me this 16th day of December, 2014.

Sasha Knowles
NOTARY PUBLIC MY COMMISSION EXPIRES: 7/11/17

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) BEDFORD COUNTY My Commission Expires 07-11-2017

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jacquelyn Day 951 Seymour Avenue Nashville, TN 37206	First National Bank of McMinnville 1608 Williams Dr. Ste 301 Murfreesboro, TN 37129	08208028900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD J. VAN BERCKELAER AND PATRICIA D. VAN BERCKELAER, husband and wife,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JACQUELYN DAY, an unmarried woman,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot 10, Map of A. W. Hookers Addition to East Nashville, of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard J. Van Berckelaer and Patricia D. Van Berckelaer, husband and wife by deed from Leslie Ann E. Perry, married of record in Instrument Number 20050512-0053544, Register's Office for Davidson County, Tennessee.

Jeffrey M. Grissim, executes this instrument as Attorney-in-Fact on behalf of Richard J. Van Berckelaer, pursuant to the Power of Attorney recorded in Instrument Number 20141217-0115576, Register's Office for Davidson County, Tennessee.

Jeffrey M. Grissim, executes this instrument as Attorney-in-Fact on behalf of Patricia D. Van Berckelaer, pursuant to the Power of Attorney recorded in Instrument Number 20141217-0115575, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **951 SEYMOUR AVENUE** **NASHVILLE,TN37206**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 16th day of December, 2014

Richard J. Van Berckelaer

By: _____, A.I.F.
Jeffrey M. Grissim, Attorney-in Fact
Richard J. Van Berckelaer

Patricia D. Van Berckelaer

By: _____, A.I.F.
Jeffrey M. Grissim, Attorney-in Fact
Patricia D. Van Berckelaer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of December, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Richard J. Van Berckelaer and Patricia D. Van Berckelaer**, and acknowledged that he executed that same as the free act and deed of the said **Richard J. Van Berckelaer and Patricia D. Van Berckelaer**.

WITNESS my hand and official seal this the 16th day of December, 2014.

_____
Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed 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.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

