This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14593

BILL GARRETT, Davidson County
Trans:T20150000602 DEEDWARR
Recvd: 01/05/15 11:31 2 pgs
Fees:13.00 Taxes:335.59
20150105-0000751

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Suite 100
Goodlettsville, TN 37072

New Owner is:
Bradley Berryman
4701 Lebanon Pike, Apt. G162
Hermitage, TN 37076

MAP: 142-14-0C

PARCEL: 071.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Arben Bytyqi and Uke Bytyqi and wife, Sherife Bytyqi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bradley Berryman, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **738 McPherson Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 24B on the plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions and By-Laws of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060601-0064701, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property previously conveyed to Arben Bytyqi and Uke Bytyqi by Warranty Deed from Steve Chaisson, dated 5/26/06 and recorded 6/6/06 in Instrument No. 20060606-0066783, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Arben Bytyqi or his spouse, and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

A.B. S.B. U.B.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of December, 2014.

GRANTOR(S):

Sherife Bytyqi

ARBEN BYTYQI

SHERIFE BYTYQI

Uke Bytyqi

UKE BYTYQI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Arben Bytyqi and Uke Bytyqi and Sherife Bytyqi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of December, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$90,700.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of December, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____