S&R
KAB

GENERAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (KAB)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150002795 DEEDWARR
Recvd: 01/12/15 15:58 4 pgs
Fees:23.00 Taxes:999.00
20150112-0003320

GRANTOR: Jessica Berrier

GRANTEE: Chris Farren

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel /No.
Chris Farren c/o 1004 18th Avenue, South Nashville, TN 37212	Same	Tax Map 012D Parcel 00200

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by **CHRIS FARREN, GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, JESSICA BERRIER**, f/k/a Jessica Gail Inkster, hereby bargains, sells and conveys to **GRANTEE**, his heirs, successors and assigns, all of her right, title and interest in following described parcel of real estate located in Davidson County, Tennessee (the "Property"):

See Exhibit "A" attached.

The Property is improved property located at 4502 Idaho Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, his heirs, successors and assigns forever.

GRANTOR covenants that **GRANTOR** is lawfully seized and possessed of the Property in fee simple, the **GRANTOR** has a good right to convey her interest in the Property, and **GRANTOR'S** interest in the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject. The husband of the **GRANTOR, Brett Berrier**, has joined in this instrument for the sole purpose of conveying any interest he may have in the Property, if any.

Except as to those matters set forth on Exhibit "B", **GRANTOR** does further covenant and

herein conveyed, to the **GRANTEE**, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 9th day of January, 2015.

Jessica L. Berrier
JESSICA BERRIER

Brett Berrier
BRETT ~~BARRIER~~ BERRIER (BLB)

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

Berrier (BLB)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared JESSICA BERRIER and husband, BRETT ~~BARRIER~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 8 day of January, 2015.

Crystal L Lambert
Notary Public

Crystal L Lambert
Notary Public
Stokes County
North Carolina
My Commission Expires 4-18-17

My commission expires: 4-18-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $270,000.00.

_____, Affiant

Sworn to and subscribed before me this 9th day of January, 2015.

Dawnelle B Smith
Notary Public. My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

704986.1 06968-004

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Lot(s) 403, and the westerly 10 feet of Lot 401, Block 21, as shown on the map entitled the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JESSICA GAIL INKSTER, UNMARRIED, by deed from JOSH S. MCNEESE, UNMARRIED, of record in Instrument No. 20050718-0082896, dated July 14, 2005, said Register's Office. For further reference see Divorce Decree of record in Instrument No. 20080702-0068695, said Register's Office.

EXHIBIT "B"
Encumbrances

1. Property taxes for the year 2015 and subsequent years.

2. Matters shown on the Plan of record in Book 57, page 103, said Register's Office.