WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003296 DEEDWARR
Recvd: 01/14/15 09:18 2 pgs
Fees:13.00 Taxes:720.50
20150114-0003809

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,731.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Henry James, Jr. and Gwendolyn James, husband and wife	Franklin American Mortgage Company	163020b08900 CO
(NAME) 732 Frodo Lane	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Berkley Hall, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry James, Jr. and Gwendolyn James, husband and wife, 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. 39 Phase Two, Berkley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Berkley Hall, LLC, by deed of record in Instrument Number 20081103-0109170 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Phase Two, Berkley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20061031-0135065, Instrument No. 20070509-0055919, and Instrument No. 20140520-0043176, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20061117-0143185, Register's Office for Davidson County, Tennessee. Deed to Berkley Hall HOA of record in Instrument No. 20090623-0058289, Register's Office for Davidson County, Tennessee. Grant of Anchor Easement of record in Book 10319, Page 987, Register's Office for Davidson County, Tennessee. Right-of-Way Deed to Davidson County of record in Book 1784, Page 300 and Book 2105, Page 428, Register's Office for Davidson County, Tennessee. Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 530, Register's Office for Davidson County, Tennessee. Right-of-Way Deed to the State of Tennessee of record in Book 2905, Page 439, Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and Book 7453, Page 460, Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of Nashville and Davidson Couty of record in Book 7597, Page 679, Register's Office for Davidson County, Tennessee. All matters on the Master Plat of Hickory Highlands of record in Book 6900, Page 562, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 732 Frodo Lane, Antioch, TN 37013
(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 9th day of January 2015.

Berkley Hall, LLC, a Tennessee Limited Liability Company

By: Terry DeSelms
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry DeSelms with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Berkley Hall, LLC and that he/she as such of Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of January, 2015.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public