WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008849 DEEDWARR
Recvd: 02/04/15 11:35 2 pgs
Fees:13.00 Taxes:395.90
20150204-0010521

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Notary Public:

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick L. Naylor	Farmington Mortgage	Parcel ID:
7597 Burleson Lane	2002 Richard Jones Rd., Ste. 300A	07404011800
Murfreesboro, TN 37129	Nashville, TN 37215	

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, we

Robert Berard and wife, Susan Berard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patrick L. Naylor , married and Christopher T. Daniels, unmarried, tenants in common with 50% *
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. 141 on the Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C", and a Tract marked "Hermitage Swimming Club, Inc.", all of which was shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Robert Berard, a married man, by deed from Michele Johnson, unmarried, of record in Instrument 20130305-0021913, said Register's Office, dated January 30, 2013.

This conveyance is subject to Restrictive Covenants of record in Book 5333, Page 315; Book 4639, Page 267; Book 5205, Page 735; Book 4820, Page 611; Book 4690, Page 500; and Book 4969, Page 607, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 119, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 743[ ] Linden Green Drive, Hermitage, TN 37076

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 our hands this 30th day of January, 2015.

Robert Berard

Susan Berard

*undivided interest to Patrick L. Naylor and a 50% undivided interest to Christopher T. Daniels

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Berard and Susan Berard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

