WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2015.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Berkley	Pinnacle Bank	072-09-0-085-00
(NAME)	(NAME)	
1511 Jewell Street	150 3rd Ave S, Ste 900	Davidson County DEEDWARR Recvd: 02/09/15 16:14 3 pgs Fees:18.00 Taxes:610.13 **20150209-0012027**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patricia Powell, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jacqueline Berkley, an unmarried woman and Brian J. Berkley and Wife, Katherine C. Berkley**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being Lot No. 18 on the Plan of Dan Leech's Subdivision as of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

Land in located in Davidson County, Tennessee, being Lot No. 18 on the Plan of Dan Leech's Subdivision as of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Powell by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated 4/15/2014, of record as Instrument No. 20140501-0036648, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters shown on the plat of record as Plat Book 1424, Page 70, Davidson County, in the state of Tennessee.

Covenants, conditions, easements and restrictions recorded as Book 1632, Page 161, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement recorded in Record Book 3983, Page 42, in the Register's Office of Davidson County, Tennessee.

Rights of way, by Charter of otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1511 Jewell Street, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or 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/or 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 5th day of February, 2015.

Patricia Powell by Sheri Prosser her attorney in fact
Patricia Powellby Sheri Prosser her atty in fact

State of Tennessee
County of Wilson

On this 5th day of February, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Patricia Powell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20150209-0012026, Register's Office of Davidson County, Tennessee.

Tracey Thumpson
Notary Public
My Commission Expires: 8.14.17

TRACEY THUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

