This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150010678 DEEDWARR
Recvd: 02/11/15 10:48 2 pgs
Fees:13.00 Taxes:1183.63
20150211-0012680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $319,900.00.

Affiant

Subscribed and sworn before me this the 6th day of February, 2015.

Notary Public
My commission expires: 10/19/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Jessica Y. Jung<br>213 A Scott Ave<br>Nashville, TN 37206 | First Community Mortgage<br>275 Robert Rose Drive<br>Murfreesboro, TN 37129 | 083-06-0-B-001.00CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID L. BERKLEY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA Y. JUNG, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 213-A as shown on the Plan of 213 Townhomes, attached as Exhibit B to the Declaration and Master Deed Establishing A Planned Unit Development for 213 Townhomes, of record in Instrument No. 20050411-0039691, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to David L. Berkley, unmarried, by Warranty Deed from Jeffrey Nease, a married man, of record in Instrument Number 20120803-0069220, Register's Office for Davidson County, Tennessee, dated July 23, 2012, and recorded on August 3, 2012.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 213 A Scott Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DLB by NG AIF

Witness my hand this the 6th day of February, 2015.

David L. Berkley by Nicole Gardner his attorney in-fact

David L. Berkley
By Nicole Gardner As His Attorney In Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 6th day of February, 2015 before me, the undersigned Notary Public in and for said County and State, personally appeared Nicole Gardner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David L. Berkley, by her Power of Attorney dated January 13, 2015, and who acknowledged that he executed the same as the free act and deed of David L. Berkley.

Witness my hand and official seal this 6th day of February, 2015

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY