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

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150013410 DEEDWARR
Recvd: 02/24/15 13:10 2 pgs
Fees:13.00 Taxes:451.40
20150224-0015795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $122,000.00.

Affiant

Subscribed and sworn before me this the 12th day of February, 2015.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ben A. Flatt, Sr 1955 Shaylin Loop Antioch, TN 37013	~~Cash~~ New Owner	173-05-0A-253.00-CO

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, DEREK BERLIN AND WIFE, LAUREN BERLIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEN A. FLATT, SR AND BEN FLATT, JR, 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:

Being all of Lot No. 253 (Two Hundred Fifty-Three) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Derek Berlin by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20070306-0027624 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on March 06, 2007.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1955 Shaylin Loop, Antioch, TN 37013.

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.

Witness my hand this the 12th day of February, 2015.

Derek Berlin

Lauren Berlin by Derek Berlin her attorney-in-fact

Lauren Berlin by Derek Berlin her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derek Berlin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2015.

My commission expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this 12th day of February, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Derek Berlin 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 Lauren Berlin, by her Power of Attorney dated 2/11/15, , and who acknowledged that he executed the same as the free act and deed of Lauren Berlin.

Witness my hand and official seal this 12th day of February, 2015

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public