WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 7-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fredy Torres Nelson Torres	Fredy Torres	163-02-0B-077.00 CO
(NAME)	(NAME)	
2612 Welshcrest Drive	2612 Welshcrest Drive	
(ADDRESS)	(ADDRESS)	
Antioch,, TN 37013	Antioch,, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Berkley Hall, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fredy Torres and Nelson Torres, a one-half undivided interest each as tenants in common.,** 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. 27 on the Final Plat of "Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D.", of record in Instrument Number 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Berkley hall, LLC, a Tennessee Limited Liability Company, by Trustee's Deed from R. Sale Floyd, Trustee, dated 10/29/08 and recorded 11/03/08 in Instrument Number 20081103-0109170, in the Register's office for Davidson County, Tennessee.

Subject to all matters as shown on the Final Plat of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., of record in Instrument Number 20070621-0074238, in the Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165, as supplemented in Instrument Number 20070509-0055919 and Instrument Number 20140520-0043176, Register's Office for Davidson County, Tennessee. Conveyance of Common Area in Instrument Number 20090623-0058289, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20040303-0023979, Register's Office for Davidson County, Tennessee. Easement of record in Instrument Number 20061117-0143185, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 256 Took Drive, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20150020448 DEEDWARR
Recvd: 03/20/15 10:26 2 pgs
Fees:13.00 Taxes:129.29

20150320-0024100

(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/our hands this 18th day of March, 2015.

BERKLEY HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Terry DeSelms, Chief Manager
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2015, before me, personally appeared Terry DeSelms, as Chief Manager of Berkley Hall, LLC, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that as such Chief manager the execution of same to be his free act and deed.

IN WITNESS WEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC
My Commission Expires:

Notary Public
My Commission Expires: 7.30.17

File No.: 9337

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