BILL GARRETT, Davidson County
Trans:T20150031283 DEEDWARR
Recvd: 04/24/15 12:34 2 pgs
Fees:13.00 Taxes:740.00
20150424-0036934

15-1-119

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of April, 2015 by and between Adele C. Berkon and husband, Roy S. Berkon , hereinafter referred to as GRANTOR, and Thunder River Construction, LLC, a Tennessee limited liability company hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Hillwood Estates, Section 11 as of record in Book 2663, page 38, Register's Office for said County.

Said Lot No. 273 fronts 135 feet on the northerly line of Summerly Drive and extends back between parallel lines 390 feet to a dead line.

Being the same property conveyed to Adele C. Berkon and husband, Roy S. Berkon by Quitclaim Deed from Adele C. Berkon dated September 21, 2005 and recorded October 3, 2005 of record in Instrument No. 20051003-0118758 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Adele C. Berkon, as and for her sole and separate estate by Deed from Joseph A Jones and wife, Beverly W Jones dated December 6, 1978 and recorded January 25, 1979 of record in Book 5388, page 943 Register's Office for Davidson County, Tennessee.

This is [ ]improved [xx]unimproved property known as: 720 Summerly Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Roy S. Berkon

Roy S. Berkon

Adele C. Berkon

Adele C. Berkon

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Adele C. Berkon and husband, Roy S. Berkon , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of April, 2015.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Thunder River Construction, LLC
5042 Thoroughbred Lane,
Brentwood, TN 37027

Send Tax Statements to:
Thunder River Construction, LLC
5042 Thoroughbred Lane,
Brentwood, TN 37027

Map & Parcel 102-12-099.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of April, 2015.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

RETURN TO:

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