Davidson County	DEEDWARR
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Fees:23.00 Taxes:7215.00	
20150501-0039538	

#32362

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32362-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner: Raymond L. Danner 4414 Iroquois Ave. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 02 0 153 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank M. Berklacich, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond L. Danner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improed property located at 4414 Iroquois Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

Frank M. Berklacich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank M. Berklacich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2018

EXHIBIT "A"

Land in Davidson county, Tennessee, being Lot No. 6 and the easterly 125 feet of Lot No. 7 on the Plan of the Subdivision of Lot Nos. 11, 46, parts of Lot Nos. 10, 45, 47 and 44-B Belle Meade, Plan No. 2 as of record in Book 421, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 7 front together 300 feet on the northerly side of Iroquois Place and run back between parallel lines with the westerly margin of Jackson Boulevard, 200 feet to a dead line.

Being the same property conveyed to Frank M. Berklacich and wife, Elizabeth W. Berklacich, by deed dated October 5, 1990 from Michael F. Perkerson and wife Dawn K. Perkerson of record in Book 8213, page 963, Register's Office for Davidson County, Tennessee. Being further conveyed to Elizabeth W. Berklacich by Quitclaim Deed dated May 28, 1996 from Frank M. Berklacich of record in Book 10095, page 383, Register's Office for Davidson County, Tennessee. Pursuant to a Divorce Decree dated May 12, 2008, entered by the Court in Elizabeth Weller Berklacich vs Frank Martin Berklacich, in the Eighth Circuit Court for Davidson County, Tennessee, case No. 07D-2223, Elizabeth W. Berklacich aka Elizabeth Weller Berklacich conveyed her interest in subject property to Frank M. Berklacich by Quitclaim Deed dated May 21, 2008 of record in Instrument No. 20080527-0053564, Register's Office for Davidson County, Tennessee. Frank M. Berklacich and Frank Martin Berklacich are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 1808, page 262, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 421, page 55, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5787, page 245, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

