WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033719 DEEDWARR
Recvd: 05/04/15 09:54 2 pgs
Fees:13.00 Taxes:721.13
20150504-0039881

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAHIRA J. PSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-17

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
Ana V. Aben	Commerce Union Bank	163-02-0B-093.00 CO
(NAME)	(NAME)	
717 Frodo Lane	101 Creekstone Blvd #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(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 **Ana V. Aben,** 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. 43 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 deed of record in Instrument Number 20081103-0109170, 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 717 Frodo Lane, Antioch, TN 37013

(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 22nd day of April, 2015.

BERKLEY HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Terry DeSelms
Its: Chief Manager

On this 23rd day of , 2015, before me, personally appeared Terry DeSelms as Chief Manager of BERKLEY HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to me known to be the person described in and who executed the foregoing instrument, and Who acknowledged the execution of same as Chief Manager free act and deed.

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

NOTARY PUBLIC
My Commission Expires: 7-30-17

LAURA WYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 07-30-2017

File No.: 9335