BILL GARRETT, Davidson County
Trans:T20150040134 DEEDWARR
Recvd: 05/22/15 13:53 2 pgs
Fees:13.00 Taxes:862.10
20150522-0047588

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$232,900.00~~ $233,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2015.

Notary Public

My commission expires: 3-20-18

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Tallon J. Scott	The Mortgage Firm Inc	**126 16 0A 41600CO**
1441 Bending River Drive	921 Douglas Ave #200	
Nashville, TN 37221	Altamonte Springs FL 32714	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Clinton Cody Berry and wife, Jaclyn King Berry

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tallon J. Scott, unmarired and Katie L. Hawks, unmarried, as tenants in common with the right of surviorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 549 on the Plan of Final Plat, Parkview at Riverwalk, Phase 1 of record in Instrument Number: 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaclyn L. King, unmarried and C. Cody Berry, unmarried by warranty deed from James W. Wilson and wife, Thelma C. Wilson of record in Instrument No. 20070702-0078589 Register's Office for Davidson County, Tennessee, dated 06/28/2007 and recorded on 07/02/2007.

Being the same property conveyed to Clinton Cody Berry and wife, Jaclyn King Berry by warranty deed from Jaclyn L. King, now known as Jaclyn King Berry of record in Instrument No. 20130206-0012472 Register's Office for Davidson County, Tennessee, dated 02/01/2013 and recorded on 02/06/2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1441 Bending River Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF May 20, 2015:

Clinton Cody Berry

Jaclyn King Berry

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Clinton Cody Berry and Jaclyn King Berry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of May, 2015.

My Commission Expires: 6.26.16

Notary Public

20151189R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY