BILL GARRETT, Davidson County
Trans:T20150040885 DEEDWARR
Recvd: 05/27/15 09:59 2 pgs
Fees:13.00 Taxes:1553.63
20150527-0048539

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155881

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dee Briggs and Jennifer Brezina 1621 Long Avenue Nashville, TN 37206	Same address as new owner	094-02-0-005.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($419,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTINA MARIE BERRY, MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEE BRIGG, AN UMARRIED MAN AND JENNIFER BREZINA, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 180, Plan of Edgefield Land Company's First Subdivision, as shown on Plat of record in Plat Book 57, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Christina Marie Berry, married, by Warranty Deed from Karen A. Etheridge and David R. Etheridge, wife and husband, dated October 7, 2014 and recorded October 15, 2014, of record in Instrument Number 20141015-0095125, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Karen A. Etheridge and David R. Etheridge, wife and husband, by Quitclaim Deed from Deborah Martin, dated 7/14/2006, recorded 7/24/2006, of record in Instrument No. 20060724-0088621, said Register's Office.

AND BEING the same property previously conveyed to Karen A. Binkley and Deborah Martin and David R. Etheridge, joint tenants with right of survivorship, by Warranty

Deed from Brad S. Robertson, a single person, dated 2/7/2003, recorded 2/12/2003, of record in Instrument No. 20030212-0019618, said Register's Office.

Subject property is not now or has ever been the principal residence of the grantor.

The address of the herein described property is believed to be 1621 Long Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of May, 2015.

Christina Marie Berry
CHRISTINA MARIE BERRY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Christina Marie Berry, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of May, 2015.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18