Davidson County	DEEDWARR
Recvd: 06/01/15 12:03	3 pgs
Fees:18.00 Taxes:869.50	
20150601-0050372	

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22684.2015

Return to:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Barbara Berry	New Owners	173 15 O A 020.00co
Andrew Berry		
Jeriann Berry		
120 Claybrook Ln.		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Andrew Begin and wife, Diana C. Begin**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Andrew Paul Berry and Jeriann Berry, husband and wife, and Barbara Roberta Berry, a married woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Mill Run Subdivision, Phase I, of record in Book 11700, Page 27, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew Begin and wife, Diana C. Begin by Deed dated February 18, 2011 from Robert C. Gray, unmarried, and being of record in Instrument Number 20110330-0024346, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all easements which may affect the within described property.
4. Subject to Declaration of Covenants and By-Laws of record in Book 11167, Page 472; Instrument Number 20000215-0015152, Instrument Number 20020701-00079016 and Instrument Number 20021121-0144876, said Register's Office.
5. Subject to any and all notes and matters on the Plan of record in Plat Book 11700, Pages 27 and 28, said Register's Office.
6. Subject to the Charter for Mill Run homeowners association of record in Instrument Number 19991207-0300674, said Register's Office.
7. Subject to an easement for conservation of the greenways of record in Instrument Number 20011024-0016286, said Register's Office.
8. Subject to an easement for sanitary sewers and/or storm drainage to Metropolitan Government of record in Instrument Number 20010405-0033586, said Register's Office.
9. Subject to a Landscape Agreement of record in Instrument Number 20010405-0033587, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is improved property is known as: 120 Claybrook Lane, Cane Ridge, Tennessee 37013.

Executed on this 27th day of May, 2015.

Andrew Begin

Diana C. Begin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Andrew Begin and wife, Diana C. Begin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of May, 2015.

Notary Public

My Commission Expires: 7-6-15

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of May, 2015.

Notary ~~Public~~

My Commission Expires: 5/6/19

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018