G#27418-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055921 DEEDWARR
Recvd: 07/10/15 10:03 2 pgs
Fees:13.00 Taxes:851.00
20150710-0067160

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2015.

Notary Public

My commission expires: 08/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon S. Sheriff	Branch Banking and Trust Co.	**118040B11500CO**
553 Rosedale Ave #115	7701 Airport Center Ste 1800	
Nashville, TN 37211	Greensboro, NC 27409	

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

Humphrey V. Lam, unmarried

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

Brandon S. Sheriff

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 115 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

BEING the same property conveyed to Humphrey V. Lam, unmarried, by Warranty Deed dated December 27, 2007, from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20071231-0148784, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Humphrey V. Lam, pursuant to a Power of Attorney executed by him on the 30th day of June, 2015, of record in Instrument No. 20150710-0067159, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Plan of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee;

3) All matters shown on the consolidation Plat of record in Instrument No. 20060502-0050289, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions and Restrictions and By-Laws of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee;

5) Charter of The Row at Berry Hill Townhouse Corporation, of record in Instrument No. 20071120-0135915, Register's Office for Davidson County, Tennessee;

6) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070614-0071114, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This is improved property, known as: **553 Rosedale Ave #115, Nashville, TN 37211**.

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 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 hand(s) this **9th** day of **July, 2015.**

Humphrey V. Lam by
Teresa B Creecy, Attorney-in-Fact

Humphrey V. Lam
By Teresa B. Creecy, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Teresa B. Creecy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Humphrey V. Lam,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Humphrey V. Lam** for the purpose therein contained, by signing the name of **Humphrey V. Lam** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **July, 2015.**

Notary Public

My Commission Expires: _____

