WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069745 DEEDWARR
Recvd: 08/19/15 09:11 2 pgs
Fees:13.00 Taxes:762.17
20150819-0083380

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,991.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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
Onovughode Tega Oboh	Franklin American Mortgage Co	163020B07600 CO
(NAME)	(NAME)	
252 Took Dr.	501 Corporate Centre Dr., #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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 **Onovughode Tega Oboh,** 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: UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 26 Phase Two, Berkeley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion 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 Phase Two, Berkeley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No 20070621-0074238, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument Nos. 20061031-0135165, 20070509-0055919, and 20140520-0043176, Register's Office for Davidson County, Tennessee. Easements of record in Instrument No. 20061117-0143185, Book 10319, Page 987, Book 1784, Page 300, Book 2105, Page 428, Book 1207, Page 530, Book 2905, Page 439, Book 7031, Page 51, Book 7453, Page 445, and Book 7453, Page 460, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7597, Page 679, Register's Office for Davidson County, Tennessee. Stormwater detention Agreement of record in Instrument No. 20040303-0023979, Register's Office for Davidson County, Tennessee. Deed to Berkeley Hall HOA of record in Instrument No. 20090623-0058289, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 252 Took Dr., 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 14th day of August, 2015.

BERKLEY HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Terry DeSelms
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of day of August, 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 to be his free act and deed.

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

NOTARY PUBLIC
My Commission Expires:

Notary Public
My Commission Expires:

File No.: 9616

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018