9962

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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
Helen B Berry	Same as above	07505008900
(NAME)	(NAME)	
221 Bonnavue Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Saran S. Broughton, F.K.A. Saran Rouse and husband, James L. Broughton, III hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Helen B Berry,** 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:

Land in Davidson County, Tennessee, being Lot No. 957 on the plan of Hermitage Hills, Section 8, as of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Saran Rouse, an unmarried woman, by deed from Cartus Relocation Corporation, f/k/a Cendant Mobility Relocation Company, a Delaware Corporation, of record in Instrument No. 20090311-0022027, Register's Office for Davidson County, Tennessee. The said Saran Rouse is now known as Saran S. Broughton.

James L. Broughton, III joins in this conveyance for the purpose of conveying homestead rights.

unimproved ☐

This is improved ☑ property, known as 221 Bonnavue Dr., Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20150082632 DEEDWARR
Recvd: 09/29/15 09:20 2 pgs
Fees:13.00 Taxes:554.78
20150929-0098620

Witness my/our hands this 24th day of September, 2015.

Saran S. Broughton

James L. Broughton, III

State of Tennessee
County of Williamson

Personally appeared before me Saran S. Broughton and James L. Broughton, III, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2015.

Notary Public
My Commission Expires:

File No.: 9962

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017