WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150083950 DEEDWARR
Recvd: 10/02/15 10:26 2 pgs
Fees: 13.00 Taxes: 407.00

20151002-0100350

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Berry		098-05-0190.00
(NAME)	(NAME)	
1002 Campbell Drive	SAME	
(ADDRESS)	(ADDRESS)	
mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen Gail Johnson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fred Berry and Linda Berry, as husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 36-A, on the plan of Zone Lot Division, Lot 36 - Hunter's Point Subdivision, of record in Plat Book 8250, Page 396, amending Plan Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Lot No. 36-A, on the plan of Zone Lot Division, Lot 36 - Hunter's Point Subdivision, of record in Plat Book 8250, Page 396, amending Plan Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Further being the same property conveyed to Scott A. Johnson, unmarried by Warranty Deed from Brandi W. Vaughan Tilton and husband, Kenneth S. Tilton, dated 5/27/2005, recorded 6/6/2005 of record in Instrument No. 20050606-0064074, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 8250, Page 396, amending Plan Book 5200, Page 736, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 3814, Page 592 and Book 3897, Page 925, as amended in Book 6207, Page 609, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Covenants, conditions, easements and restrictions of record in Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but

omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Charter of the Homeowners Association of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 5169 Hunters Point Lane, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 30th day of September, 2015.

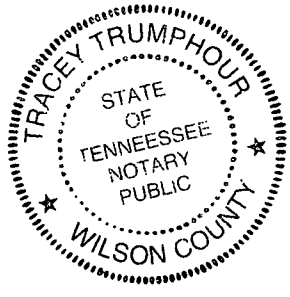
Karen Gail Johnson
Karen Gail Johnson

State of Tennessee
County of Wilson

Personally appeared before me Karen Gail Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Tracey Trumphour
Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122