WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105439 DEEDWARR
Recvd: 12/14/15 14:34 2 pgs
Fees:13.00 Taxes:800.28
20151214-0125587

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,292.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

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
Debra Denise Moton	SWBC Mortgage Corp	163020b07500co
(NAME)	(NAME)	
248 Took Dr.	9311 San Pedro Ave., #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(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 **Debra Denise Moton, married,** 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. 25 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, Tennesee, to which reference is hereby made for a more comprehensive and binding description.

Being part of the same property conveyed to Berkley Hall, LLC, a Tennessee Limited Liability Company by deed from R. Dale Floyd, Trustee of record in Instrument No. 200081103-0109170, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 248 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.

This conveyance is subject to:

● Taxes for the year 2016. ● Subject to all matters shown on the Plan of record as Instrument Number 20070621-0074238, Register's Office of Davidson County, Tennessee. ● Restrictions of record in Instrument Nos. 20070621-0074238, 20050125-0008851, 20050223-0019584, 20050706-0077601, 20050725-0086048, 20050725-0086047, 20050923-0114416 and Master Plat of Hickory Highlands recorded in Plat Book 6900, Page 562, in the Register's Office for Davidson County, Tennessee.. ●Any and all existing easements as shown of record not stated herein.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 10th DAY OF DECEMBER, 2015.

Berkley Hall, LLC, a Tennessee Limited Liability Company

By:_____
Terry DeSelms, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry DeSelms , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of Berkley Hall, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2015.

_____
Notary Public

My Commission Expires:

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