PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20150109794 DEEDWARR
Recvd: 12/30/15 08:30 2 pgs
Fees:13.00 Taxes:362.60
20151230-0130836

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Thomas J. Burke, Jr. has this day bargained and sold and does hereby transfer and convey unto James E. Berryman, Jr. and Joy E. Berryman, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-8 of Villager East Condominiums, as of record in Book 5200, page 178, and as revised in Book 5200, page 235, said Register's Office.

Being the same property conveyed to Thomas J Burke, Jr., unmarried by deed from Gerald Edward Sheridan, Jr., dates 1/29/86 and recorded 01/30/86 as of record in Book 6773, page 82, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said James E. Berryman, Jr. and Joy E. Berryman, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 22nd day of December, 2015.

Thomas J Burke Jr
Thomas J. Burke, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Thomas J. Burke, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of December, 2015.

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 117-11-B-40.00

Name and address of new owner:
Send tax bills to:
James E. Berryman, Jr.
3600 Hillsboro Pike, Unit C-8
Nashville, TN 37215