WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000293 DEEDWARR
Recvd: 01/04/16 11:57 2 pgs
Fees: 13.00 Taxes: 2146.00

20160104-0000309

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/11/17

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE THOMAS SIDWELL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin W. Perry	NEW OWNER	131080E01200CO
(NAME)	(NAME)	
100 Glendower Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Kenneth H. Berberich and Patricia A. Berberich**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Benjamin W. Perry and Megan N. Goggans, 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 all of Lot No. 12 on the Plan of Glendower, of record in Plat Book 6250, Page 927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth H. Berberich and wife Patricia A. Berberich by Quitclaim Deed from Kenneth H. Berberich, dated 06/05/2008, recorded 06/10/2008 of record in Instrument No. 20080610-0059452, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kenneth H. Berberich, a married man by Warranty Deed from Steve Condurelis, III and Gaye Condurelis, dated 11/20/2007, recorded 11/30/2007 of record in Instrument No. 20071130-0138858, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 6250, Page 927, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6661, Page 663, Amendment to Declaration of record in Book 6865, Page 736 and Second Amendment of record in Book 8205, Page 214, By-Laws recorded of record in Book 6865, Page 739, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 671, Book 4121, Page 341, in the Register's Office for Davidson County, Tennessee.
Charter of Glendower Cooperative Corporation of record in Book 8102, Page 438, 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 100 Glendower Court, Nashville, TN 37204
(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 our hands this 30 day of December.

Kenneth H. Berberich
By: Donald R. Barrett Jr., Attorney-in-Fact

Patricia A. Berberich
By: Donald R. Barrett Jr., Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-in-Fact of Kenneth H. Berberich and Patricia A. Berberich and that he as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained, by signing the names of Kenneth H. Berberich and Patricia A. Berberich by himself as Attorney-in-Fact.

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

Notary Public _____

My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

