This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1035**

Davidson County DEEDWARR
Recvd: 03/01/16 10:44 2 pgs
Fees:13.00 Taxes:1213.60
20160301-0019378

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/29/2016,** by and between **Honorable Ventures, LLC, a Tennessee Limited Liabilty Company,** parties of the first part, and **Stanley A. Berry and Caroline E. Berry, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 15, Plan of Brentwood Hall, Section III, as shown on plat of record in Plat Book 2133, page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Honorable Ventures, LLC by Quitclaim Deed from Honorable Ventures, LLC, Trustee of the Meredith Moore Education Fund Trust, dated 06/11/2015, of record in Instrument Number 20150611-0055468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **146 16 0 014.00**
☒ Improved : **518 Brentlawn Drive, Nashville, TN 37220**
☐ Unimproved property located at

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

WITNESS the signature of the party of the first part of the day and year first above written.

Honorable Ventures, LLC
By John W. Golden, President

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John W. Golden**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **President of Honorable Ventures, LLC.,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 29th day of February, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Stanley A. Berry and Caroline E. Berry**

and Address: **518 Brentlawn Drive, Nashville, TN 37220**

Mail tax bills to First Community Mtg, Inc
275 Robert Rose Dr.
Murfreesboro, TN 37129

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$334,900.00~~ * $328,000 @ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale. YM

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of February, 2016..

Notary Public

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016