WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016997 DEEDWARR
Recvd: 03/02/16 08:56 2 pgs
Fees:13.00 Taxes:558.70
20160302-0019678

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

My Comm. Expires June 4, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Cunningham and Karys Bennett	Karys Bennett and Benjamin Cunningham	062-01-A 235.00 CO
(NAME)	(NAME)	
2941 River Bend Drive	2941 River Bend Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mark Dwaine Berry and Deborah Berry, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karys Bennett and Benjamin Cunningham,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 227 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Dwaine Berry and Deborah Berry, husband and wife, by Warranty Deed from Patricia L. Davenport, unmarried, dated June 14, 2013, of record in Instrument No. 20130618-0062357, Register's Office for Davidson County, Tennessee.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 227 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Dwaine Berry and Deborah Berry, husband and wife, by Warranty Deed from Patricia L. Davenport, unmarried, dated June 14, 2013, of record in Instrument No. 20130618-0062357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 6250, page 995 and Book 9700, page 409; Restrictions of record in Book 6851, page 370 and

Book 6982, page 747; By-Laws of record in Book 6851, page 390; Articles of Incorporation/Charter for Homeowners Association of record in Book 6851, page 363; Easement for transmission lines of record in Book 1163, page 341 and Book 3959, page 595; Grant and Indemnity Agreement of record in Book 7030, page 798, and Conveyance to Homeowners Association for open space of record in Book 7907, page 168, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2941 River Bend Drive, Nashville, TN 37214
(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.

Witness this 29th day of February, 2016.

Mark Dwaine Berry

Deborah Berry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark Dwaine Berry and Deborah Berry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of February, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 22264

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017