THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2016. Notary Public MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160026462 DEEDWARR
Recvd: 04/01/16 11:06 2 pgs
Fees: 13.00 Taxes: 934.25
20160401-0030987

NATHAN KEITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-20-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica A. Wiens	New owner	MAP & PARCEL
1908 Piedmont Avenue		072-12-0-162.00
Nashville, TN 37216-4040		
(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, WE, **Johnathan E. Berry a/k/a Jonathan E. Berry and Susannah P. Berry f/k/a Susannah P. Taylor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica A. Wiens and Andrew D. Dabbs, husband and wife,**

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. 132 on the Plan of Dalewood, Section II of record in Plat Book 1835, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnathan E. Berry, an unmarried man and Susannah P. Taylor, an unmarried woman by Warranty deed from Hampton Andrew Holcomb, Jr. and wife, Elizabeth Bannister Holcomb of record in Instrument No. 20120803-0069310 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on August 03, 2012. Johnathan E. Berry and Jonathan E. Berry are one and the same person. Susannah P. Taylor and Susannah P. Berry are one and the same person.

Susannah P. Taylor having since married and is now known as Susannah P. Berry.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1908 Piedmont Avenue, Nashville, TN 37216-4040.**

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 our hands this the 31st day of March, 2016.

Susannah P. Taylor

Jonathan E. Berry by Susannah P. Taylor attorney in fact

Jonathan E. Berry
BY: Susannah P. Taylor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susannah P. Taylor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILILAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susannah P. Taylor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jonathan E. Berry**, as his Attorney in Fact, as the free act and deed of the within named **Jonathan E. Berry**.

Witness my hand and official seal this the 31st day of March, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY