WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029228 DEEDWARR
Recvd: 04/11/16 12:49 2 pgs
Fees: 13.00 Taxes: 407.00

20160411-0034464

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016

Notary Public

MY COMMISSION EXPIRES 6-4-17

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark D. Berry	Mark D. Berry	052-13-0-B-324.00 CO
(NAME)	(NAME)	
110 Shady Oak Lane	110 Shady Oak Lane	
(ADDRESS)	(ADDRESS)	
Prattville, TN 36066	Prattville, TN 36066	
(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, **Jennifer Arnold,** f/k/a Jennifer Berry, an unmarried person, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark D. Berry and Deborah L. Berry,** 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. 8 Condominium Plat River Glen Planned Unit Development Phase 7, as shown on plat of record in Instrument No. 20040212-0016958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Berry, unmarried, by Warranty Deed from Kimberly F. Davis, unmarried, dated September 24, 2007, of record in Instrument No. 20070928-0115730, Register's Office for Davidson County, Tennessee.

The above-described tract or parcel of land is not the Grantors' primary residence.

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; Il matters appearing on the Plat of record in Book 6900, pages 650 and 651; Book 6900, page 671; Instrument No. 20030319-0036614 and Instrument No. 20040212-0016958; Restrictions of record in Instrument No. 20020425-0051349; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen, of record in Book 7566, page 571; Instrument No. 20040713-0083147, Instrument No. 20040915-0111299 and Instrument No. 20040915-011130; Articles of Incorporation/ Charter of

record in Book 8069, page 158 and Instrument No. 20020425-0051348; Easement for water and sanitary sewers of record in Book 7061, page 196; Easement agreement for grade and slope of record in Book 7296, page 484; Easement for right of way of record in Book 11030, page 731; Easement for transmission lines of record in Book 3961, page 681; Quitclaim Deed to Homeowners Association for common space of record in Instrument No. 20020503-0054718; Instrument No. 20040130-0083148 and Instrument No. 20040713-0083148; and Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, all matters of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2621 River Meade Way, 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 7th day of April, 2016.

Jennifer Arnold

Jennifer Arnold

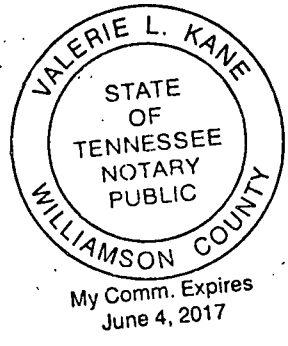
State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of April, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 22592



My Comm. Expires
June 4, 2017