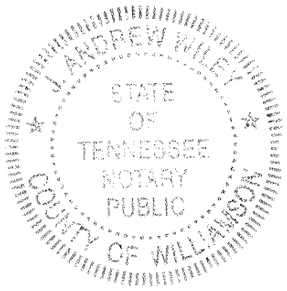
Davidson County DEEDWARR
Recvd: 06/28/16 15:20 3 pgs
Fees:18.00 Taxes:469.53
20160628-0066027

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 126,900.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Notary Public My commission expires: 12/27/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sean Berryman **Jane S. Pohl**	**MORTGAGE INVESTORS GROUP**	**16216005200CO**
1420 Bell Trace Drive	**8320 E. Walker Springs Lane #200**	
Antioch, TN 37013	**Knoxville, TN 37923**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rhonda A. Keisman, unmarried, and Carmen M. Keisman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Berryman, an unmarried man and Jane S. Berryman and John Pohl, wife and husband

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:

Situated in Davidson County, Tennessee being known and designated as Lot 60-A on the Plan of Hickory Park Villas Section Two Zone Lot Division, Lots 40 through 46 and 58 through 66 as shown of record in Book 6250, page 615 in the Register's Office for Davidson County, Tennessee to which plan specific reference is hereby made and incorporated herein as if copied verbatim.

Being the same property conveyed to Rhonda A. Keisman, unmarried, and Carmen M. Keisman, unmarried, from Marcia Lynn Hewitt, unmarried, by Warranty Deed dated August 22, 2008 of record in Instrument No. 20080925-0097740, Register's Office for Davidson County, Tennessee. Subject property was never the sole principle residence of said Grantor's, their spouses, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1420 Bell Trace Drive, Antioch, TN 37013.

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 in 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 my/our hand(s) this 23rd day of June, 2016.

Rhonda A. Keisman By Carmen M. Keisman Attorney in Fact

Rhonda A. Keisman
By: Carmen M. Keisman
Attorney in Fact

Carmen M. Keisman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carmen M. Keisman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carmen M. Keisman** to me known to be the person who executed the foregoing instrument in behalf of **Rhonda A. Keisman** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Rhonda A. Keisman.**

Witness my hand, at office, this 23rd day of June, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

