WARRANTY DEED

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Amy Dieterle
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charlene P. Atwood	New Owner	Parcel ID:
2101 Crystal Drive		09514001700
Nashville, TN 37210		

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 acknowledged, we

Paul Berard, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charlene P. Atwood and husband, Dale Thomas Atwood

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. 65 on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Paul Berard by deed from Bank of America, N.A., of record in Instrument 20150731-0075859, dated July 13, 2015, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2393, Page 276 and Book 2442, page 464, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2101 Crystal Drive, Nashville, TN 37210

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 my hand this 30th day of June, 2016.

Paul Berard

BILL GARRETT, Davidson County
Trans:T20160057015 DEEDWARR
Recvd: 07/05/16 14:15 2 pgs
Fees:13.00 Taxes:906.50

20160705-0068572

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Berard, 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 and official seal at Nashville, Tennessee, this 30th day of June, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.