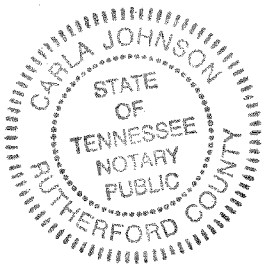
Davidson County	DEEDWARR
Recvd: 07/19/16 09:48	2 pgs
Fees:13.00 Taxes:980.30	
20160719-0074021	

WARRANTY DEED



State of Tennessee
County of ~~Williamson~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,946.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 10.20.17

(AFFIX SEAL)

16 34 39

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek C. Berner Leslie H. Berner	New Owner	141-05-0A-269.00 CO
(NAME)	(NAME)	
716 Gloucester Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Martin Holls and Elizabeth Holls,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derek C. Berner and Leslie H. Berner, 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, TN, being Lot No. 269 on the Plan of Avondale Park, Phase 2, Section 3A as shown on the plan of record in Instrument No. 20101005-0079393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Martin Holls and Elizabeth Holls, husband and wife, by Special Warranty Deed dated March 30, 2012, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20120402-0027506, Register's Office for Davidson County, Tennesse.

unimproved ☐

This is improved ☑ property, known as 716 Gloucester Lane, Nashville, TN 37221
(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 my/our hands this 12th day of July, 2016.

William Martin Holls

Elizabeth Holls

State of Tennessee
County of Williamson

Personally appeared before me William Martin Holls and Elizabeth Holls, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 10971

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018