Davidson County DEEDWARR
Recvd: 10/04/16 10:57 4 pgs
Fees:23.00 Taxes:2436.82
20161004-0104413

#33239

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33239-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $658,600.00. Affiant Subscribed and sworn to before me this 29th day of September, 2016. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kimberly Kaegi 4300 Esteswood Drive Nashville, TN 37215	New owner	Map and Parcel No.: 130 04 0 019 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dora Elizabeth Berry, a married woman, and Geoffrey Berry, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Dora Elizabeth Berry** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Kaegi, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Esteswood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2016.

Dora Elizabeth Berry

Geoffrey Berry, by Dora Elizabeth Berry, his Attorney-in-fact, By Power of Attorney recorded as Instrument No. 20160418-0036880, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dora Elizabeth Berry**, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dora Elizabeth Berry, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Geoffrey Berry, and she is authorized by Geoffrey Berry to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of September, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Esteswood Estates, as of record in Book 1835, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Esteswood Lane at the corner of lots Nos. 11 and 12; thence with the line between said two lots eastwardly 275 feet; thence north 2 deg. 30' east 150 feet to the southerly margin of an unnamed street; thence with said street north 87 deg. 30' west 200 feet to the beginning of a curve; thence around said curve with a radius of 75 feet in a southwesterly direction 117.8 feet to the easterly margin of Esteswood Lane; thence with same southwardly 75 feet to the beginning.

Being the same property conveyed to Geoffrey Berry and wife, Dora Elizabeth Berry by deed dated October 5, 1964 from James E. Freeman and wife Nina Margaret S. Freeman of record in Book 3824, page 594, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 21, 1992 of record in Book 8537, page 405, Register's Office for Davidson County, Tennessee, Geoffrey Berry conveyed his interest in subject property to Dora Elizabeth Berry.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 04 0 019 00.
2. Restrictive covenants contained in an instrument of record in Book 1049, page 546, Book 1090, page 98, and Book 1850, page 17, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 101, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: 5/5/20
Notary Seal:

