WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091731 DEEDWARR
Recvd: 10/18/16 10:46 2 pgs
Fees:13.00 Taxes:231.07
20161018-0109849

P-RA-16-616-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John O. Williams, Jr. and Deborah Williams	**New Owner**	
(NAME) **616 Merrylodge Court**	(NAME)	**060-11-0A-051.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. BERRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN O. WILLIAMS, JR. AND WIFE, DEBORAH WILLIAMS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 71 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 9700, Page 178, amending Plat Book 6900, Page 189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Berry, unmarried by Warranty deed from Meadows Properties, Successor by merger to Meadows Properties, LLC of record in Instrument No. 20020403-0040559 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 03, 2002.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 178, amended in Plat Book 6900, Page 189;
- Covenants, Conditions and Restrictions of record in Book 7108, Page 1, Book 7108, Page 22, Book 10886, Page 805, Book 10886, Page 791, as amended in Instrument No. 20000307-0023333;
- By-Laws of record in Book 10886, Page 805;
- HOA Charter of record in Book 7903, Page 805 and Instrument No. 20050419-0043618;
- Deed of Conveyance for water main of record in Book 8006, Page 946;
- Deed of Conveyance for sanitary sewer of record in Book 8006, Page 926;
- Restrictions of record in Instrument No. 20020403-0040559, Register's Office for Davidson County, Tennessee; andf
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **616 Merrylodge Court , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF OCTOBER, 2016.

Michael E. Berry

Michael E. Berry

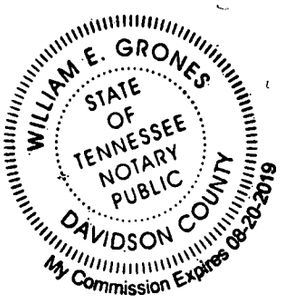
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. BERRY, the within named bargainor, 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, this the 14th of October, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212