RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168050

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092293 DEEDWARR
Recvd: 10/19/16 10:44 2 pgs
Fees: 13.00 Taxes: 508.75
20161019-0110454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2016.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy B. Ricardo 3405 Old Anderson Road, Unit 212 Antioch, TN 37013	Same address as new owner	136 15 0A 075.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars ($137,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES BERRY AND DIANA BERRY**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **AMY B. RICARDO, A SINGLE WOMAN**, hereinafter called the Grantees, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 75, on the Plan of Phase 2, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Berry and Diana Berry, by Special Warranty Deed from Wells Fargo Bank, N.A., dated 6/1/2016, recorded 8/30/2016, of record in Instrument #201608300090716, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Wells Fargo Bank, NA by Substitute Trustee's Deed dated 4/15/2016, recorded 4/18/2016, of record in Instrument #201604180037034, said Register's Office. Being the same property previously conveyed to Martha E. Pearsall, a married woman, by Warranty Deed from Pulte Homes dated 5/31/2000, recorded 6/19/2000, of record in Instrument #200006190061007, said Register's Office.

The address of the herein described property is believed to be 3405 Old Anderson Road, Unit 212, Antioch , TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 11190, page 81; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of October, 2016.

James Berry by Shannon O'Neill Attorney in fact
JAMES BERRY BY SHANNON O'NEILL, ATTORNEY-IN-FACT

Diana Berry by Shannon O'Neill, Attorney-in-fact,
DIANA BERRY BY SHANNON O'NEILL, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of October, 2016 before me, appeared Shannon O'Neill, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for James Berry and Diana Berry and that said instrument was signed in behalf of the said James Berry and Diana Berry by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19