BILL GARRETT, Davidson County
Trans:T20170017155 DEEDWARR
Recvd: 02/28/17 08:59 2 pgs
Fees:13.00 Taxes:2072.00
20170228-0019604

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 2017, by and between Elizabeth Gray Litterer Nichols and Mary Britt Nichols Murphy Co-Trustees, of The Jean Gray Litterer 2010 Revocable Trust, party of the first part, and TIMOTHY EARL BERRY and JARRED FRANKLIN BOBO, Joint Tenants with Rights of Survivorship, Party of the Second Part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 408 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, Page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 408 fronts 152.0 feet on the northwesterly side of Ashland Drive and extends back between lines 302.2 feet on the easterly line and 527.8 feet on the southwesterly line to a dead line in the rear measuring 338.6 feet.

Being all or part of the same property conveyed to ELIZABETH GRAY LITTERER NICHOLS, CO-TRUSTEE AND MARY BRITT NICHOLS CO-TRUSTEE OF THE JEAN GRAY LITTERER 2010 REVOCABLE TRUST, by virtue of that certain Quit Claim Deed dated May 5, 2010, and being of record at Instrument No. 20100610-0045116 in the Register's Office of Davidson County, Tennessee.

MARY BRITT NICHOLS is now married and now knows as MARY BRITT NICHOLS MURPHY

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrctions at Plat Book 2331, Page 142, Book 2435, Page 237, Book 2596, Page 23, Book 2603, Page 440, Book 4242, Page 811, Book 4207, Page 397, Book 497, Page 719, Book 4151, Page 18 and Book 3836, Page 620 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Elizabeth Gray Litterer Nichols, Co-Trustee
Elizabeth Gray Litterer Nichols, Co-Trustee

Mary Britt Nichols Murphy, Co-Trustee
Mary Britt Nichols Murphy, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Elizabeth Gray Litterer Nichols and Mary Britt Nichols Murphy Co-Trustees, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address:

TIMOTHY BERRY
JARRED BOBO
6009 ASHLAND DRIVE
NASHVILLE, TN 37215

Tax Parcel No 14415003400

Property Address: 6009 Ashland Dr.
Nashville, TN 37215

MAIL TAX
BILLS TO:

TIMOTHY BERRY
JARRED BOBO
6009 ASHLAND DRIVE
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $560,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2017.

Dana Delworth
Notary Public

My Commission Expires:_____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020