Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017872 DEEDWARR
Recvd: 03/01/17 15:14 2 pgs
Fees:13.00 Taxes:1998.00
20170301-0020433

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

Subscribed and sworn to me on February 28, 2017

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29766SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Berry Hill Investors 2925 Berry Hill Drive Nashville, TN 37204	SAME AS NEW OWNER	118-11-0-017.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert E. Hart, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Berry Hill Investors, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 11, fronts 70 feet on the easterly side of Berry Hill Drive and extends back 318.3 feet on the north line and 317 feet on the southerly line, to a dead line in the rear on which it measures 33 feet.

Being the same property conveyed to Robert E. Hart, by Warranty Deed dated July 26, 1985 from Bernard d. Lockwood and wife, Janice M. Lockwood, of record in Book 6618, page 258, Register's Office for Davidson County, Tennessee.

Subject property has not now nor ever been the primary residence of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 3300, page 20, Register's Office for Davidson County, Tennessee.
3. Declarations and Restrictions of record in Book 3282, page 204, Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement of record in Book 1174, page 132, Register's Office for Davidson County, Tennessee.

5. Power Line Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 4558, page 820, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2920 Berry Hill Drive, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hand this 28th day of February, 2017.

Robert E. Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Robert E. Hart to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 28, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017