WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057066 DEEDWARR
Recvd: 07/05/17 10:15 2 pgs
Fees:13.00 Taxes:736.30
20170705-0067240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

NASHVILLE DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gracie Berry	Peoples Home Equity	060-02-0-237.00
(NAME)	(NAME)	
3065 Richmond Hills Drive	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANNIE RUTH KINZER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GRACIE BERRY, & Isaac J Berry wife & husband, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 171, as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANNIE RUTH KINZER, by deed from JAMES C. GADDES AND WIFE, JANICE C. GADDES, of record in Book 5538, Page 183, dated November 27, 1979, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3065 Richmond Hills, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands this 29 day of June, 2017

Annie Ruth Kinzer

Annie Ruth Kinzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Ruth Kinzer, the within named bargainor, 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 and official seal at Nashville, TN this 29th day of June, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18