WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/17 16:00 3 pgs
Fees:18.00 Taxes:3570.50
20170718-0072473

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: August 4, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kathryn Berhow 112 Middleton Circle Nashville, TN 37215-5329	F & M Bank 50 Franklin street Clarksville, TN 37040	157-08-0-A038.00CO

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, I/we, Jane R Harwell, as to a 50% undivided interest and Jane R. Harwell, as Trustee of The James F. Harwell GST-Exempt Family Trust, as to a 50% undivided interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kathryn Berhow and Brian T Berhow, wife and husband hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of 3rd Revision, Middleton, a Residential Planned Unit Development of record in Plat Book 6900, Page 900, 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 James F Harwell and wife, Jane R Harwell, by deed of record in Instrument no 20050916-0111647, Register's Office of Davidson County. Being further conveyed by Quitclaim Deed from James F Harwell and wife, Jane R Harwell to James F Harwell and Jane R Harwell as tenants in common of record in Instrument number 20071004-0118157, Register's Office for Davidson County, Tennessee. The said James F Harwell having since died.

As to a 50% interest, Being the same property conveyed to Jane R. Harwell, as Trustee of the James F. Harwell Revocable Trust by Executor's Quitclaim deed from Jane R. Harwell, as Executor's of the Estate of James F. Harwell, of record in Instrument No. 20151215-0125920 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 15, 2015. and having further been conveyed to Jane R. Harwell, as Trustee of The James F. Harwell GST-Exempt Family Trust by Trustee's Quitclaim deed from Jane R. Harwell, as Trustee of the James F. Harwell Revocable Trust, dated September 15, 2007 and as amended and restated on August 28, 2014 of record in Instrument No. 20151215-0125930 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 15, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 112 Middleton Circle, Nashville, Tennessee 37215-5329

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 my/our hand(s) this 17th day of July, 2017.

Jane R. Harwell, Trustee
Jane R. Harwell, as Trustee of The James F. Harwell GST-Exempt Family Trust

Jane R. Harwell
Jane R. Harwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jane R Harwell with whom I am personally acquainted and who upon his oath acknowledged herself to be the Trustee of The James F Harwell GST-Exempt Family Trust and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jane R Harwell, Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of July, 2017.

Notary Public

Judy S. Wells
State of Tennessee Notary Public
Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Jane R Harwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of July, 2017.

Notary Public

6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

