Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathlyn J. Kirkwood, and husband, Alan P. Kirkwood**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Apelles Berard, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 6, on the Plan of Bryant Wood Trace Subdivision, Phase I, of record in Instrument No. 20010108-0002316, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathlyn J. Kirkwood and husband, Alan P. Kirkwood by Warranty Deed from George V. Rudolph and wife, Claudetta Rudolph dated July 30, 2010 of record in Instrument No. 20100803-0060713, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3726 Homeland Drive, Nashville TN, 37218.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of July, 2017.

Kathlyn J. Kirkwood

Alan P. Kirkwood

BILL GARRETT, Davidson County
Trans:T20170063377 DEEDWARR
Recvd: 07/24/17 15:42 2 pgs
Fees:13.00 Taxes:185.00

20170724-0074774

State of Tennessee)
County of Davidson)

On this 21st day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathlyn J. Kirkwood and Alan P. Kirkwood, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 50,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of July, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Paul Apelles Berard
1821 Underwood Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
58-4-6.00