RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179129

BILL GARRETT, Davidson County
Trans: T20170075226 DEEDWARR
Recvd: 08/29/17 10:47 2 pgs
Fees: 13.00 Taxes: 962.00
20170829-0088596

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6/2/21

MATTHEW HOMONNAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 2, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Smallwood and Lindsey Cornelius 2625 Woodberry Drive Nashville, TN 3721	Mtg Lenders of America 1 Corporate Dr. Ste 360 Lake Zurich, IL 60047	096 05 0 139.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT BERARD, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DERRICK SMALLWOOD, A SINGLE PERSON AND LINDSEY CORNELIUS, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Woodberry Park, as of record in Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Berard, married, by Quitclaim Deed from Paul Berard, an unmarried man, dated 4/7/2017, recorded 4/11/2017, of record in Instrument #20170411-0035159, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Paul Berard, an unmarried man, by deed from Charlotte E. Woodard, an unmarried woman, dated 11/15/2016, of record in Instrument #20161117-0121444; previously conveyed to Charlotte E. Woodard and Virginia E. Perkins, as joint tenants with right of survivorship by Deed Creating Joint Tenancy with Right of Survivorship from Charlotte E. Woodard, an unmarried woman, dated 3/21/2006, of record in Instrument #20060331-0036556, said Register's Office. The said Virginia E. Perkins having since died on October 25, 2008.

The address of the herein described property is believed to be 2625 Woodberry Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of August, 2017.

ROBERT BERARD

SUSAN MARIE BERARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Berard and Susan Marie Berard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of August, 2017.

Notary Public

Printed Notary Name

My commission expires: 6/20/21

MATTHEW HOMONNAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 20, 2021