PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

B:40 (3)

WARRANTY DEED

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 2910 DEEDWARR
09/21/2017 10:47:36 AM 2 pgs
Fees: $13.00 Taxes: $749.25
20170921-0096794

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Clark & Huddleston Properties, LLC, a Tennessee limited liability company	Clark & Huddleston Properties, LLC, a Tennessee limited liability company	72-10-19
(NAME)	(NAME)	
49 CC Camp Road	49 CC Camp Road	
(ADDRESS)	(ADDRESS)	
Cookeville, TN 38501	Cookeville, TN 38501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172284

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, I/we, John Thomas Berry, II, Martha Kathleen Berry and Margaret Priscilla Berry Burchett, Heirs at Law of Martha G. Berry, deceased , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Clark & Huddleston Properties, LLC, a Tennessee limited liability company, hereinafter called the GRANTEES, their 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 No. 55 on the Map of Frankford Realty Company's Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the westerly side of Davis Avenue and runs back between lines 227 feet on the north line and 233 feet 9 inches on the south line, to an alley in the rear, on which it measures 51 feet.

Being the same property conveyed to John T. Berry and wife, Martha G. Berry by deed from R. Lloyd Scobey and wife, Corinne S. Scobey, of record in Book 3672, page 616, Register's Office for Davidson County, Tennessee. The said John T. Berry having since died on December 5, 1990, leaving Martha G. Berry as surviving tenant by the entirety. The said Martha G. Berry having since died on April 2, 1999 and by Affidavit of Inheritance of record in Instrument No. 20170824-0087105, Register's Office for Davidson County, Tennessee, her sole heirs at law are John Thomas Berry, II, Martha Kathleen Berry and Margaret Priscilla Berry Burchett.

Martha Kathleen Berry is now known as Martha K. Doss

Unimproved ☐

This is improved ☒ property, known as 2903 Davis Avenue, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2017

John Thomas Berry II
John Thomas Berry, II

Martha K. Doss by John Thomas Berry Attorney in Fact
Martha K. Doss, By: John Thomas Berry, II Attorney in Fact

Margaret Priscilla Berry Burchett by John Thomas Berry II Attorney in Fact
Margaret Priscilla Berry Burchett By: John Thomas Berry, II Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Thomas Berry, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4-24-18
COUNTY OF SUMNER

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared John Thomas Berry, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha K. Doss, and who acknowledged that he/she executed the same as the free act and deed of Martha K. Doss.

Witness my hand, at office, this 31st of August, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4-24-18
COUNTY OF SUMNER

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared John Thomas Berry, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret Priscilla Berry Burchett, and who acknowledged that he/she executed the same as the free act and deed of Margaret Priscilla Berry Burchett.

Witness my hand, at office, this 31st of August, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4-24-18
COUNTY OF SUMNER