This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17553FA

Bill Garrett Davidson County
Batch# 21479 DEEDWARR
11/02/2017 02:10:59 PM 2 pgs
Fees: $13.00 Taxes: $817.70

20171102-0112660

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Jillian E. DeBerry
2768 Watersview Drive
Nashville, TN 37217

MAP: 136-13-0A-001.00 CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Renee DeBerry, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jillian E. DeBerry, a single woman and Justin D. Richmond, a single man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2768 Watersview Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Renee Deberry, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 10/26/12 and recorded 11/8/12 in Instrument No. 20121108-0103480, in the Register's Office of Davidson County, Tennessee.

RD
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2017.

GRANTOR(S):

Renee DeBerry

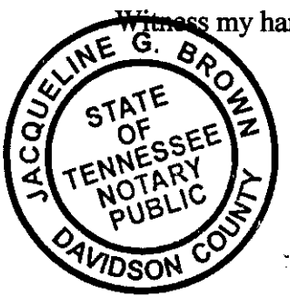
RENEE DEBERRY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Renee DeBerry** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of October, 2017.



Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$221,000.00**.

Renee Baddeley

AFFIANT

SWORN TO and subscribed before me this 31st day of October, 2017.



Jacqueline G Brown

NOTARY PUBLIC
My commission expires: 11-5-18