BOX 10-B

Bill Garrett Davidson County
Batch# 39940 **DEEDWARR**
12/20/2017 01:57:07 PM 2 pgs
Fees: $13.00 Taxes: $843.60

20171220-0129652

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$228,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE E. BERKLEY, ET AL	**FIRST COMMUNITY MORTGAGE, INC.**	**071-16-0-131.00**
(NAME)	(NAME)	
1004 CROCKETT STREET	**P. O. BOX 291205**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**NASHVILLE, TN 37229**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, PLUMMER INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE E. BERKLEY, A SINGLE WOMAN, AND KENNETH G. BERKLEY, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, 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. 27 on the Plan of Essex Place, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1947, as follows:

Beginning on the Southerly margin of Crockett Street, at a point 250 feet East of the Southeast corner of the intersection of said Crockett Street and Jewel Street, the same being the corner of Lot Nos. 26 and 27 thence with the line between said two lots, Southwardly 232 feet to the Northerly margin of the L&N Railroad right of way; thence along said right of way in a Northeasterly direction 74.5 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Northwardly 180.3 feet to the Southerly margin of Crockett Street; thence with said street, Westwardly 50 feet to the point of beginning.

Being the same property conveyed to PLUMMER INVESTMENTS, LLC, from NIRJIRVAN TAHIR KUREMAY and ROZHAN TAHIR GALNASKY, husband and wife, by deed dated September 23, 2016, of record in Instrument No. 20160926-0101111, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1004 CROCKETT STREET, NASHVILLE, TN 37207**
(House Number) (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 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 hand this 20th day of December, 2017.

PLUMMER INVESTMENTS LLC

Deri Plummer, manager

BY: DERI PLUMMER, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Deri Plummer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Manager of **Plummer Investments LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Plummer Investments LLC,** by herself as such Manager.

Witness my hand and official seal at office this 20th day of December, 2017.

My commission expires: **November 5, 2018**

Lee A. Cohen

Notary Public

