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237 2nd Avenue South
Franklin, TN 37064

Bill Garrett Davidson County
Batch# 110976 **DEEDWARR**
06/29/2018 12:39:16 PM 2 pgs
Fees: $13.00 Taxes: $3,696.30

20180629-0063192

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $999,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Hillary Torrence
Notary Public

My commission expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Berry and Janie Berry	New Owner	130-03-0 051.00
109 Lewisburg Avenue ~~012 Westview Ave~~		
Franklin, TN 37064 ~~Nashville, TN 37205~~		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Beverly H. Farr, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Kirkman Berry and Janie Kelsey Berry, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING parts of Lots Nos. 19 and 20, Block 11; part of an unnumbered lot immediately east of said Lot No. 19; part of an unnamed street (now closed) lying between Blocks 11 and 12; and part of Lot 1, Block 12 all on the plan of a Resubdivision of a part of Royal Oaks, dated April 26, 1936, as of record at Plat Book 974, pages 4 and 5 (subject property at page 4), Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Westview Avenue, at the southwest corner of the property conveyed to A.D.Reed and wife, as of record at Book 1149, page 140, said Register's Office; thence, with Reed's southerly line, easterly 200 feet to a stake; thence, southerly 162-feet 5-inches, to a point; thence, westerly 203.5-feet to a point in the easterly margin of Westview Avenue; thence, with the margin of the same northerly 130-feet to the point of beginning.

BEING the same property conveyed to Beverly H. Farr by Quitclaim Deed from M.G. Gaston, Jr., Trustee, of record as Instrument No. 20001102-0108744 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Westview Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21 day of June, 2018.

Beverly H. Farr by Brittany Claire Farr, Attorney-in-fact
Beverly H. Farr by Brittany Claire Farr Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brittany Claire Farr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Beverly H. Farr and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Beverly H. Farr.

Witness my hand and official seal this 21 day of June, 2018.

Mitchell A. Watts
Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001197-528

SP 11/2015