WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-KW-18-06098

(AFFI

Karen Y Johnson Davidson County
Batch# 135955 **DEEDWARR**
09/04/2018 11:06:25 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20180904-0087172

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Rice and Cheryl Rice	**CMG Mortgage, Inc.**	
(NAME)	(NAME)	
6098 Clarksville Pike	**3160 Crow Canyon Road, Ste 400**	**021-00-0-178.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. BERGER AND ALLISON J. BERGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH RICE AND CHERYL RICE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of Land in the 14th Civil District of Davidson County, Tennessee, fronting 120 feet on the easterly side of Clarksville Highway and the same is described in the survey of Solon E. Davis, Engineer, Made August 2, 1956, as follows: Beginning at a point in the easterly right of way line of the said Clarksville Highway 545 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence north 82 degrees 32'30" West 378' to a stake; thence south 5 degrees 50' West 136' to a stake; thence north 80 degrees 09' West 386.2 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line 120 feet, more or less, to the point of beginning, and containing 1.12 acres, more or less.

Being the same property conveyed to Robert L. Berger and Allison J. Berger, husband and wife by Warranty Deed from Carol Gienger Puryear, Gail Gienger Finnegan, Melissa Gienger Warren and Teresa Douglas of record in Instrument No. 20131126-0121308 Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on November 26, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6098 Clarksville Pike, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF AUGUST, 2018.

Robert L. Berger

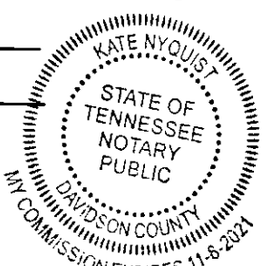
Allison J. Berger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. BERGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires:
(SEAL)

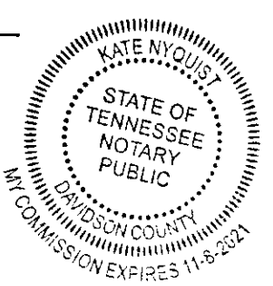


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON J. BERGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212