Karen Y Johnson Davidson County
Batch# 141883 **DEEDWARR**
09/17/2018 01:59:55 PM 2 pgs
Fees: $13.00 Taxes: $891.70

20180917-0092056

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $241,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of September, 2018.

NOTARY PUBLIC

My commission expires:9/16/2020

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric Berry and Whitney Beers (NAME)	Ascend Federal Credit Union (NAME)	064150A01300CO
737 Sweetwater Circle (ADDRESS)	520 Airpark Drive (ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	

Warranty Deed

For and in Consideration of the sum of $241,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lauren Hoskins and Brenton T. Hoskins, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Eric Berry and Whitley Beers, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 697, amended by surveyors certiftcate of correction, of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lauren Hoskins and Brenton T. Hoskins, wife and husband by deed from Linda P. Peck now known as Linda O. Jester, married, of record in Instrument No. 20150414-0032642, said Register's Office.

This property is __unimproved _X_improved property known as: 737 Sweetwater Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of September, 2018.

Lauren Hoskins

Brenton T. Hoskins

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 12th day of September, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122