18-0324

Retur[illegible]
Fou[illegible], LLC
2500[illegible]et Road
Mt. Ju[illegible]/122

Karen Y Johnson Davidson County
Batch# 152701 **DEEDWARR**
10/19/2018 10:20:54 AM 2 pgs
Fees: $13.00 Taxes: $691.53

20181019-0103854

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$186,900.00**

Affiant

Subscribed and sworn to before me this 10 day of Oct, 2018.

Notary Public
My Commission expires 9-6-20

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Israel J. Beachy	Security National mtg. Co	052-05-0-041.00
831 Walnut Street	5300 South 360 West Ste 150	
Madison, TN 37115	Murray, UT 84123	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bonnie Berger, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Israel J. Beachy and Rachel Beachy, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11, Block "J" in th Power & Roth Revised Plan of Madison Park Subdivision of record in Book 843, page 7, Register's Office for ~~Rutherford~~ County, Tennessee, to which reference is herby made for am more complete description of said Lot. Davidson BB

Being the same property conveyed to Bonnie Berger, by deed from Quenelle Burns, on July 14, 2006, of record in Instrument Number 20060717-0086033, Register's Office for Davidson County, Tennessee. And further conveyed to Clarence Berger and wife, Ruby Berger by deed from Bonnie Berger on March 26, 2007 in Instrument Number 20070328-0036751, said Register's Office. The said Clarence Berger having died on December 22, 2008, leaving property to Ruby Berger by right of survivorship. Ruby Berger died testate on May 14, 2013. Her Last Will and Testament was entered into Probate at Cause No. 13P1877, Probate Court for Davidson County, Tennessee, devising said property to Bonnie Berger. Further evidenced by Affidavit of record in Instrument Number 20131211-0125398, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 843, page 7, Register's Office Davidson County, Tennessee..

This is improved property known as: **831 Walnut Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 10, 2018.

Bonnie Berger by Kimberly Cunliffe as attorney in fact

Bonnie Berger
by Kimberly Cunliffe, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kimberly Cunliffe, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Bonnie Berger, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Bonnie Berger, the bargainor(s), by the said Kimberly Cunliffe, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of October, 2018.

_____ My Commission Expires: 7/5/19
NOTARY PUBLIC

