Karen Y Johnson Davidson County
Batch# 179015 DEEDWARR
12/31/2018 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20181231-0126100

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RUTHERFORD COUNTY JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $295,000.00.

Affiant

Subscribed and sworn before me this the 28th day of December, 2018.

Notary Public
My commission expires: 8/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Glenda Jackson	Fairway Independent Mortgage Corporation	164-13-0A 069.00
512 Goldroom Way	4201 Marsh Lane	
Antioch, TN 37013	Carrollton, TX 75007	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRACY A. BERRY, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GLENDA JACKSON, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Final Plat of Treehaven Subdivision, Resubdivision of Lots 76, 83 & 84 - Phase Four, as shown on plat of record in Instrument Number 20061010-0125609, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy A. Berry by deed from Tracy Berry, dated 05/12/2009, of record in Instrument No. 20090519-0045651, said Register's Office.

The said Tracy A. Berry having since married Deborah Berry. Deborah Berry joins in this conveyance to convey any interest she may have in the property.

Also being the same property conveyed to Tracy Berry, a single man, by deed from Capitol Homes, Inc., a Tennessee Corporation, dated 10/21/2008, of record in Instrument No. 20081022-0105792, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 512 Goldroom Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TB DLB

Witness my hand this the 28th day of December, 2018.

Tracy A. Berry

Deborah Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy A. Berry and Deborah Berry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2018.

My commission expires:

9-6-22

Notary Public

