Karen Johnson Davidson County
Batch# 205185 DEEDWARR
03/13/2019 09:54:04 AM 2 pgs
Fees: $13.00 Taxes: $552.04
20190313-0022967

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Judith Valentine
3600 Hillsboro Pike C-8
Nashville, TN 37215

SEND TAX BILL TO:
NEW OWNER
PO Box 166
Mt. Juliet, TN 37121

MAP/PARCEL 117-11-0B-040.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Berryman, Jr. and wife, Joy E. Berryman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Judith Valentine, unmarried, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-8, The Villager East, Revised, as shown on Plat of record in Book 5200, Page 235, as established under Master Deed of record in Book 5457, Page 298, corrected in Book 5553, Page 336, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Berryman, Jr. and Joy E. Berryman, husband and wife by Warranty deed from Thomas J. Burke, Jr. of record in Instrument No. 20151230-0130836 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 30, 2015.

This is improved property known as: **3600 Hillsboro Pike C-8, Nashville, Tennessee 37215**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 8th day of March, 2019.

WITNESS MY HAND on this the 8th day of March, 2019

James E. Berryman, Jr.

Joy E. Berryman

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James E. Berryman, Jr. and Joy E. Berryman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of March, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $149,200.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of March, 2019.

NOTARY PUBLIC

CHRISTY M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

File No: 190107