Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

19-CD-386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Karen Johnson Davidson County
Batch# 249899 DEEDWARR
06/28/2019 09:02:36 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20190628-0062867

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wendpouire S. Dakoure and Zenabou Ouedraogo	Wendpouire S. Dakoure and Zenabou Ouedraogo	173 16 0A 097.00 CO
(NAME) 3452 Chandler Cove Way	(NAME) 3452 Chandler Cove Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Three Thousand And No/100 Dollars ($293,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RYAN P. BERG AND WIFE, ELISSA M. BERG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDPOUIRE S. DAKOURE AND ZENABOU OUEDRAOGO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 203, on the Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, corrected by Surveyors Certificate of Correction of record in Instrument No. 20031120-0169641, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan P. Berg and wife, Elissa M. Berg, as tenants by the entirety, by Warranty Deed, from Brian Bevilacqua and wife, Grace Bevilacqua, dated June 19, 2008, recorded June 23, 2008, of record in Instrument No. 20080623-0064071, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3452 Chandler Cove Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 26 day of June, 2019.

Ryan P. Berg

Elissa M. Berg

STATE OF GEORIGA
COUNTY OF Chatham

On this 26th day of June, 2019, before me personally appeared Ryan P. Berg and Elissa M. Berg to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Chatham County, Georgia this 26th day of June, 2019.

Commission Expires: Sept 30, 2022

Notary Public

PATRICK BRADSHAW NOTARY PUBLIC CHATHAM COUNTY, GEORGIA Exp. Sept. 30, 2022