Karen Johnson Davidson County
Batch# 257315 DEEDWARR
07/16/2019 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190716-0069253

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1478TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2019.

Notary Public
Commission Expiration: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Debra Berg and James Berg 3613 Butler Rd Nashville, TN 37217	Legacy Home Loans 4004 Hillsboro Pike #216B Nashville, Ga 37215	136 00 0 243.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kathryn H. Forrester, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Berg and James Berg, wife and husband,** 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:

Property known as 3613 Butler Rd Nashville, TN 37217, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Baird Two Lot Subdivision, as shown by plat of record in Instrument No. 200610240121586, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Plat was prepared by Garolyn W. Northcutt, RLS. #1529 , 2607 Forest View Drive, Antioch, TN 37013, dated February 14,2006 and revised October 11,2006.

Being the same property conveyed to Kathryn H. Forrester, unmarried, by deed from Steven R. Baird and Krissy Yamase, husband and wife, dated 07/25/2007, filed and recorded 07/30/2007, of record as Instrument No. 20070730-0089884, said Register's Office.

Tax Map and Parcel ID is as follows 136 00 0 243.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3613 Butler Rd, Nashville, TN 37217

LTE File No.: 19-1478TN

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.

Witness my hand this 28th day of June, 2019.

Kathryn H. Forrester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2019, before me personally appeared **Kathryn H. Forrester**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of June, 2019.

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

LTE File No.: 19-1478TN

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)