THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 318914 DEEDWARR
11/25/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191125-0121433

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Steven Berryessa and Christiana Berryessa 4920 Yorkshire Road Nashville, TN 37211	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	161-10-0A-212.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew L. Dial and wife, Courtney N. Dial**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Berryessa and Christiana Berryessa, husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being **Lot No. 317**, on the Plan of Villages of Brentwood, Phase Three, a Planed Unit Development, record in Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew L. Dial and wife, Courtney N. Dial, by Warranty Deed from Thu Le, of record on January 14, 2014, at Instrument No. 20140114-0003490, Davidson County Register of Deeds.

This property is commonly known as 4920 Yorkshire Road, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 15 **day of November, 2019:**

Andrew Dial

Courtney Dial

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Dial** and **Courtney Dial,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of November, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$265,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15th DAY OF November, 2019:

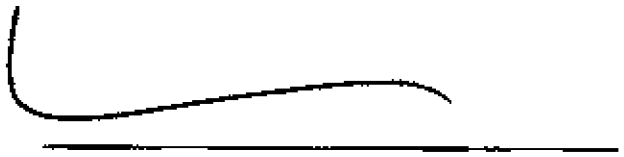
Notary Public

My Commission Expires: 6.13.22

201911250121433

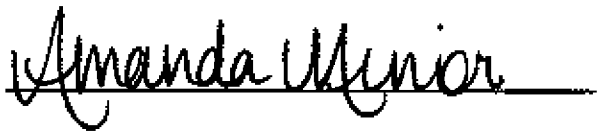
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

