WARRANTY DEED

Karen Johnson Davidson County
Batch# 322910 DEEDWARR
12/02/2019 10:51:10 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20191202-0123435

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth D. Berry	FirstBank	128-00-0-104.00
(NAME)	(NAME)	
7709 Sawyer Brown Rd.	21 N. Forrest Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Camden, TN 38320	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mark L. Tant and wife, Brenda S. Tant** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth D. Berry and Neisha Maria Salas-Berry, 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:

Being Tract 3 as shown on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, said point being South 8°42' West 274.1 feet and South 15°01' West 176.9 feet from the southeast corner of the property conveyed to John T. Whaley and wife by deed from Paul E. Williams and wife, of record in Book 2282, page 203, being the corner of Tracts 2 and 3 as shown on said survey; thence with the line between said two tracts, North 74°49' West 798.38 feet to an iron pin in the easterly right-of-way line of Interstate I-40; thence with said right-of-way, South 17°36' West 164.70 feet to the corner of Tracts 3 and 4 on said survey, thence with the line between said two tracts, South 74°56' East 805.36 feet to the center of said Road; thence with the center of said Road, North 18°16' East 7.6 feet and continuing with the center of said Road, North 15°01' East 155.4 feet to the beginning, containing 3.03 acres, more or less.

Being the same property conveyed to Paul E. Tant and wife, Betty J. Tant, by Warranty Deed from Roy E. McPherson and wife, Mary Ann McPherson, dated December 7, 1971, of record in Book 4560, page 974, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Paul E. Tant and Betty J. Tant, as Trustees of the Tant Family Trust, by Quitclaim Deed from Paul E. Tant and wife, Betty J. Tant, dated August 9, 2006, of record in Instrument No. 20060811-0098953, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Mark L. Tant and wife, Brenda S. Tant, by Quitclaim Deed from Betty J. Tant, Trustee, dated July 11, 2016, of record in Instrument No. 20160713-0071688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated; restrictions of record in Instrument No. 20160608-0057829; Easement grant of record in Instrument No.

20110311-0019613; Easement for access to State of Tennessee of record in Book 3029, page 53; Agreement for Installation of Grinder Pump - Pressure Sewer System of record in Instrument No. 20160912-0095624; all of record in the Register's Office for Davidson County, Tennessee; all matters as shown on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968 and right of Sawyer Brown Road.

unimproved ☐

This is improved ☑ property, known as 7709 Sawyer Brown Rd., Nashville, TN 37221
(House Number) (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.

Witness our hands this 22nd day of November, 2019.

Mark L. Tant

Brenda S. Tant

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Mark L. Tant and Brenda S. Tant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of November, 2019.

Notary Public
My Commission Expires:

File No.: 30397

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022