Karen Johnson Davidson County
Batch# 465354 DEEDWARR
08/27/2020 10:03:01 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20200827-0097176

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 1-24-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cara Berkeley	FirstBank	Tax Parcel ID No.
5797 Mount View Road	318 Seaboard Lane, Ste 205	164-00-0-213.00
Antioch TN 37013	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Hysong, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cara Berkeley, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described property located in the County of Davidson, State of Tennessee: Being in the 2nd Civil District of Davidson County, Tennessee, being A 1.11 Acre Tract according to a drawing by Cummings & Cummings Surveyors, Dated October 25, 1972, and Described as Follows:

Beginning in the c enter of a 25 foot r ight-of- w ay called Santi Lane where it intersects with an iron pin in the Southwest corner of this 1.11 Acre Tract; thence South 45 degrees 57 minutes East 203 feet with the center of Santi Lane to an iron pin; thence South 63 degrees 04 minutes East 81.25 feet with the center of Santi Lane to an iron pin in the Westerly Margin of Mt. View Road; thence with the Westerly margin of Mt. View Road, North 15 degrees 15 minutes East 239.63 feet to an iron pin; thence North 63 degrees 55 minutes West 175.62 feet to an iron pin; thence South 43 degrees 27 minutes 28 West 179.74 feet to the point of beginning.

Being the same property conveyed to DAVID A. HYSONG, JR., by deed from ALICIA GRIFFITH, of record in Instrument No. 20160505-0044585 , dated May 2, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 164-00-0-213.00.

This is improved property located at 5797 Mount View Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2020.

David A. Hysong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Hysong, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2020.

Notary Public

My Commission Expires: 