Karen Johnson Davidson County
Batch# 493658 DEEDWARR
10/ 2/2020 08:17:51 AM 2 pgs
Fees: $13.00 Taxes: $936.10
20201012-0117929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $253,000.00 (Two Hundred Fifty Three Thousand).

Tony C Barry
AFFIANT

Subscribed to and sworn before me this 5th day of October, 2020.

Stacey Denson Palmer
NOTARY PUBLIC MY COMMISSION EXPIRES: 1/3/23 (NOTARY SEAL)

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
~~AND PLEASE RETURN TO:~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Timothy C. Barry 1001 Petway Ave Nashville, TN 37206	SWBC 9311 San Pedro Ave Ste 100 San Antonio TX 78216	08301022600

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/WE, **RICHARD J. VAN BERCKELAER AND PATRICIA D. VAN BERCKELAER, TRUSTEES OF THE RICHARD AND PATRICIA VAN BERCKELAER FAMILY TRUST DATED OCTOBER 30, 2017,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TIMOTHY C. BARRY, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEE(S), 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 the southerly 172 feet, more or less, of Lot No. 30 on the Plan of the Subdivision of the Petway Property, of record in Plat Book 2, Page 42, Chancery Court at Nashville, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Petway Avenue and extends back between lines 172 feet to the southern boundary line of part of said Lot Number 30.

Being the property conveyed to Richard J. Van Berckelaer and Patricia D. Van Berckelaer, Trustees of The Richard and Patricia Van Berckelaer Family Trust dated October 30, 2017 of record in Instrument No. 20191114-0017263, dated October 15, 2019 and recorded November 14, 2019, Register's Office for Davidson County, Tennessee.

Being also known as 1001 Petway Avenue, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1001 PETWAY AVE** **NASHVILLE, TN 37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-P20-1001

GTE File: 2020095808

WITNESS, this 5th day of October, 2020

The Richard and Patricia Van Berckelaer Family Trust dated October 30, 2017

Richard J Van Berckelaer CO-TR
By: Richard J. Van Berckelaer, Co-Trustee

Patricia D Van Berckelaer CO-TR
By: Patricia D. Van Berckelaer, Co-Trustee

STATE OF COLORADO)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Van Berckelaer and Patricia D. Van Berckelaer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of the **Richard and Patricia Van Berckelaer Family Trust dated October 30, 2017** and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of October, 2020.

K. H
Notary Public

Commission Expires: Aug. 5, 2024

KIM HERNANDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204026987
MY COMMISSION EXPIRES AUGUST 05. 2024