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Box 36

Davidson County DEEDWARR
Recvd: 04/28/05 14:45 3 pg
Fees:18.00 Taxes:5550.00

20050428-0047521

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 27th day of April, 2005.<br><br>Notary Public<br><br>My Commission Expires: NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 24, 2009 STATE OF TENNESSEE |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Mathieu R. Berman and wife,<br>Roberta M. Berman<br>621 Westview Avenue<br>Nashville, TN 37205 | Send Tax Bills To:<br><br>SAME | Map-Parcel Number:<br><br>Map 130-03-0-00200<br>Field Book BM 03375 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BRUNO, III AND WIFE, EMILY G. BRUNO**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATHIEU R. BERMAN AND WIFE, ROBERTA M. BERMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final Plat of John Bruno Subdivision, as of record in Book 8250, page 956, 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 John Bruno, III and wife, Emily G. Bruno by deed from The Bruno Family Partnership, L.P., of record as Instrument No. 20030602-0074324, Register' s Office for Davidson County, Tennessee

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 137, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 8250, page 956, Register's Office for said County.

4. Easements for water mains as set out in instruments of record in Book 613, page 404 and Book 924, page 24, Register's Office for Davidson County, Tennessee.

5. Easement for use of septic tank of record in Book 3254, page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 621 Westview Avenue, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 27th day of April, 2005.

John Bruno III

John Bruno, III

Emily G. Bruno

Emily G. Bruno

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BRUNO, III**, the within named bargainor, 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 27th day of April, 2005.

GEORGE CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

252356.1/2005296

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EMILY G. BRUNO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of April, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007