Davidson County DEEDWARR
Recvd: 05/31/05 15:22 3 pgs
Fees:18.00 Taxes:593.85

20050531-0061176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,500.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public

My commission expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Bernick **Laura Bernick**	Churchill Mortgage Corporation	**126-15-0-B-249.00 CO**
7124 Commonwealth Circle	761 Old Hickory Blvd #400	
Nashville, Tennessee 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Louis Millionis and wife, Erin Millionis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Bernick and wife, Laura Bernick

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Lexington Pointe Subdivision, of record in Instrument # 20020116-0006331, 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 Louis Millionis by deed from Beazer Homes Corporation d.b.a. Phillips Builders of record at Instrument # 20021009-0123139, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument # 20020116-0006331, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument # 20001018-0103445, Instrument # 20020214-0019754 and Instrument #20020219-0021061, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument # 20020729-0090372, Register's Office for Davidson County, Tennessee.

Easement for Drainage of record in Instrument # 20020729-0090373, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument # 20001020-0104424, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 7124 Commonwealth Circle, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 26th day of May, 2005.

Louis Millionis

Erin Millionis

STATE OF TEXAS
COUNTY OF Dallas)

Personally appeared before me, a Notary Public of said County and State, Louis Millionis, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2005.

Tamara L. Williams
Notary Public

My Commission Expires: November 20, 2007

TAMARA L WILLIAMS
My Commission Expires
November 20, 2007

STATE OF TEXAS)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, Erin Millionis, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of May, 2005.

Notary Public

My Commission Expires: _____

RETURN TO:

_____
_____
_____
_____

This is improved property known as 7124 Commonwealth Circle, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 26th day of May, 2005.

Louis Millionis

Erin Millionis

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public of said County and State, Louis Millionis, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2005.

Notary Public

My Commission Expires: 11-18-08

JOHN P. HERRING
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 11-18-08

STATE OF TEXAS)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, Erin Millionis, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of May, 2005.

Notary Public

My Commission Expires:_____

RETURN TO:

_____
_____
_____
_____