File No. 280300881

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/01/08 12:19 2 pgs
Fees:13.00 Taxes:318.20

20080501-0044500

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHERINE A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee A. Mussatto-Bermingham	National City Bank	
(NAME) 1114 Quail Court West	(NAME) 3232 Newmark Drive	MAP/PARCEL 108-08-0B-010.CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Matthew J. Bock, a married man and Wife, Emily Bock,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Renee A. Mussatto-Bermingham and Todd L. Bermingham**, wife and husband, 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:

Being Unit No. 10 on Lot No. 11, Condominium Site Plan of lots 7,8,9,10,11,12,13,14 & 15 of Section 2 QUAIL RUN, as of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew J. Bock, a married man by Deed dated 10/26/2005 from Raymond S. Eakes and Wife, Wendy Eakes and George Thomas of record in Instrument NO. 200510310131099, RECORDED 10/31/2005, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Deed Book 5851, Page 779, Deed Book 5884, Page 534, Deed Book 6081, Page 130, Deed Book 5857, Page 371, Deed Book 5869, Page 814, Deed Book 5857, Page 520 in the Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Deed Book 5857, Page 373, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5753, Page 562, Deed Book 5857, Page 372, Deed Book 6003, Page 212, Deed Book 5955, Page 703 , Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6371, Page 105, Book 7872, Page 35, Register's Office for said County.

Quitclaim to Charter of Homeowner's Association for common area as shown of record in Book 5869, Page 110, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 5655, Page 245, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The said Matthew J. Bock joins in this conveyance with his Wife, Emily Bock to convey any and all rights she may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1114 Quail Court West, Nashville, TN 37214
(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 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. 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 hands this 28th day of April, 2008.

Matthew J. Bock

Emily Bock

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Matthew J. Bock, a married man and Wife, Emily Bock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 4/28/2008.

My Commission Expires: 12.30.08

Notary Public

File Number: 280300881

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY