BILL GARRETT, Davidson County
Trans: T20090023914 DEEDWARR
Recvd: 04/13/09 08:19 2 pgs
Fees: 13.00 Taxes: 377.40
20090413-0032603

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00
Byron Bernal
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2009.
Notary Public
MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC. 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL
BYRON BERNAL	New Owner	105-0-10-A 001.00 00
(NAME) 1005 13TH AVENUE SOUTH	(NAME)	
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, THOMAS HOPPER, A SINGLE MAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BYRON BERNAL, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING UNIT #1 ON THE PLAN OF ST. AUGUSTINE COURT TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON EXHIBIT A-2 TO THE DECLARATION OF COVENANTES, CONDITIONS, AND RESRICTIONS AS OF RECORD AT INSTRUMENT NUMBER 20050405-0037321 (AND SEE INSTRUMENT TO VOID, VACATE, AND SUPERCEDE THE MASTER DEED ESTABLISHING THE ST. AUGUSTINE COURT CONDOMINIUM BY MASTER DEED AT INSTRUMENT NUMBER 20041124-0140821 AS OF RECORD AT INSTRUMENT NUMBER 20050405-0037320) ALL OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY AND ALL TO WHICH REFERENCE IS HEREBY MADE AND THE SAME ARE INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. HOPPER, FROM MARBUT GLENN GASTON, JR. (TRUSTEE FOR DAVID B. STEWART), BY DEED DATED DECEMBER 20TH, 2006, OF RECORD IN INSTRUMENT #20061221-0157211, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1005 13TH AVENUE S., NASHVILLE, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 9th day of April, 2009.

X Thomas L. Hopper II.
THOMAS HOPPER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of April, 2009.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY