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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2009.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

R-JG-09-312

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas J. Bernstein | Wells Fargo Bank | |
| 312 Page Road (ADDRESS) | 401 S. Tyron Street, 10th Floor (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Charlotte, NC 28202 (CITY) (STATE) (ZIP) | 13009010800 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN PAGE GARRETT AND SANDRA J. GARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS J. BERNSTEIN AND ELIZABETH BERNSTEIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT 25, BLOCK 4, PLAN OF THE HIGHLANDS OF BELLEMEADE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 180, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN PAGE GARRETT AND WIFE, SANDRA J. GARRETT, BY WARRANTY DEED FROM WILLIAM L. SPACEK AND WIFE, KAREN L. SPACEK, RECORDED MAY 7, 1991 IN BOOK 8346, PAGE 363, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD:

ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO COUNTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

unimproved ( )
This is improved ( X ) property, known as 312 Page Road, Nashville, Tennessee 37205
(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.

BILL GARRETT, Davidson County
Trans:T20090042599 DEEDWARR
Recvd: 06/25/09 14:10 2 pgs
Fees:13.00 Taxes:1369.00
20090625-0059216

Witness my/our hand(s) this 17th day of June, 2009.

John Page Garrett

Sandra J. Garrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Page Garrett and Sandra J. Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903