WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/11 11:38 3 pgs
Fees:18.00 Taxes:839.90
20110203-0009734

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Kirkland, III	NEW OWNER	14608011700
(NAME)	(NAME)	
4912 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Christopher Bernstein and wife, Tracy Bernstein**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert A. Kirkland, III,** unmarried, hereinafter called the GRANTEE(S), his heirs and/or 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. 244 on the Map of Crieve Hall Estates, Section Three, as of record in Plat Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher Bernstein and wife, Tracy Bernstein by Deed from Kenneth E. Redmond and wife, Lois M. Redmond, dated 11/20/1998 and filed for record on 12/17/1998 in Book 11257, Page 801, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 59, Register's Office for Davidson County, Tennessee.

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 4912 TROUSDALE Drive, NASHVILLE, TN 37220
(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), his heirs and/or 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), his heirs and/or 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 our hands this 31st day of January, 2011.

Christopher Bernstein

Tracy Bernstein

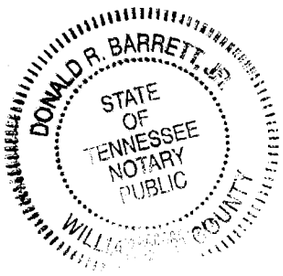
State of Tennessee
County of Williamson

Personally appeared before me Christopher Bernstein and Tracy Bernstein, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2011.

Notary Public _____
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



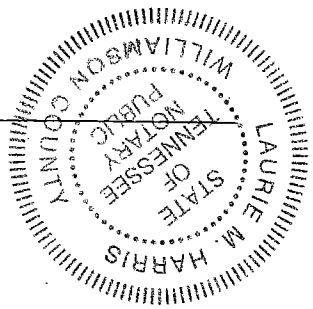
I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).