BILL GARRETT, Davidson County
Trans:T20110014085 DEEDWARR
Recvd: 03/09/11 08:21 4 pgs
Fees:23.00 Taxes:425.50

20110309-0018692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: //

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 7, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte B. Avant	SAME	07203024100
	(NAME)	
1233 Greenfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Delores Ellen Tomlinson and Allison Gafford and Donald Adrian Bernhardt and Evelyn Cristine Evans and Wilbur Haralson Wright and Kenneth D. Bernhardt and Adrian W. Bernhardt and Kellie Louise Bernhardt-Meeks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charlotte B. Avant, hereinafter called the Grantees, their heirs and assigns, that 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. 5 ON THE PLAT OF A REVISED SUBDIVISION OF LOTS NOS. 3 AND 4 OF THE EAST NASHVILLE GOLF CLUB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILTON DOUGLAS WRIGHT AND WIFE, MARGARET BERNHARDT WRIGHT BY DEED FROM E. A. UNGER AND WIFE, SARAH UNGER OF RECORD IN BOOK 2345, PAGE 542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILTON DOUGLAS WRIGHT HAVING PREDECEASED MARGARET BERNHARDT WRIGHT. MARGARET LOUISE WRIGHT HAVING SINCE DIED TESTATE ON JULY 18, 2010. PURSUANT TO THE LAST WILL AND TESTAMENT OF MARGARET LOUISE WRIGHT OF RECORD IN PROBATE FILE 10-P1316, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED TO DELORES ELLEN TOMLINSON, CHARLES W. BERNHARDT, JR., DONALD ADRIAN BERNHARDT, KENNETH MILLER BERNHARDT, WILBUR HARALSON WRIGHT AND EVELYN CRISTINE EVANS. PURSUANT TO ORDER NO.10P-1316 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, THE SAID CHARLES W. BERNHARDT, JR. HAVING SINCE DIED LEAVING ALLISON W. GAFFORD AS HIS ONLY HEIR-AT-LAW, ALSO THE SAID KENNETH MILLER BERNHARDT HAVING SINCE DIED LEAVING HIS ONLY HEIRS-AT-LAW AS KENNETH D. BERNHARDT, ADRIAN W. BERNHARDT AND KELLIE LOUISE BERNHARDT-MEEKS.

MARGARET BERNHARDT WRIGHT AND MARGARET LOUISE WRIGHT BEING ONE AND THE SAME PERSON.

DONALD ADRIAN BERNHARDT AND DONALD ADRIN BERNHARDT BEING ONE AND THE SAME PERSON

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

unimproved ( )
This is improved (X) property, known as 3520 Kennedy Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

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 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 4th day of March, 2011.

Delores Ellen Tomlinson

Allison Gafford

Donald Adrin Bernhardt

Evelyn Cristine Evans

Wilbur Haralson Wright

Kenneth D. Bernhardt

Adrian W. Bernhardt

Kellie Louise Bernhardt-Meeks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delores Ellen Tomlinson, the bargainor(s), 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 and official seal, this the 4th day of March, 2011

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, Allison Gafford, the bargainor, 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 and official seal, this the 4th day of March, 2011

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

WARRANTY DEED
(Continued)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, Donald Adrian Bernhardt, the bargainor, 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 and official seal, this the 4th day of March, 2011

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, Wilbur Haralson Wright, the bargainor, 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 and official seal, this the 4th day of March, 2011

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, Evelyn Cristine Evans, the bargainor, 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 and official seal, this the 4th day of March, 2011

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for the said County and State, Kenneth D. Bernhardt, the bargainor , 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

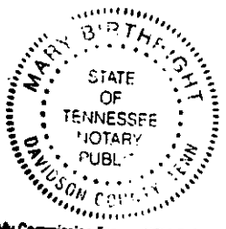
WARRANTY DEED
(Continued)

purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2011

Notary Public

My Commission Expires: 11-7-11



My Commission Expires NOV. 7, 2011

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for the said County and State, Adrian W. Bernhardt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2011

Notary Public

My Commission Expires: 11-7-11



My Commission Expires NOV. 7, 2011

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for the said County and State, Kellie Louise Bernhardt-Meeks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2011

Notary Public

My Commission Expires: 11-7-11



My Commission Expires NOV. 7, 2011

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072