BILL GARRETT, Davidson County
Trans:T20110040365 DEEDWARR
Recvd: 07/06/11 10:07 2 pgs
Fees:13.00 Taxes:891.70
20110706-0051550

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Anthony R. Bernui
1112 Wyntergrace Farm Court
Old Hickory, TN 37138

MORTGAGEE
Farmington Financial Group
1912 21st Avenue South
Nashville, TN 37212

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-08-0-A
PARCEL 006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Craig T. Lewis and wife, Amy M. Lewis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony R. Bernui and Jeanne L. Bernui, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on the Plan of Section One, Merritt Downs, of record in Plat Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Craig T. Lewis, married by deed from Beazer Homes Corp. d/b/a Phillips Builders, dated July 30, 2003 and filed of record in Instrument No. 20030804-00110098, Register's Office for Davidson County, Tennessee. Amy M. Lewis joins in this conveyance for the purpose of conveying all her right, title and interest in and to said property she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20010604-0057881, Amended in Instrument No. 20010702-0069864 and in Instrument No. 20040716-0085315; ByLaws of record in Instrument No. 20010608-0060786; Charter of record in Instrument No. 20010608-0060785; Restated Charter of record in Instrument No. 20011127-0129417; Quitclaim Deed to Merrit Down's Homeowners Association, Inc. of record in Instrument No. 20020619-0074316; Easement of record in Book 4910, Page 838 and in Book 5699, Page 535; Stormwater Detention Agreement of record in Instrument No. 20010119-0006024; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1112 Wyntergrace Farm Court Old Hickory, TN 37138.**

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 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 our hands this 29th day of June, 2011.

Craig T. Lewis

Amy M. Lewis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Craig T. Lewis and Amy M. Lewis, the bargainor(s) 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 29th day of June, 2011.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $241,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of June, 2011.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12