WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064931 DEEDWARR
Recvd: 10/18/11 08:43 2 pgs
Fees:13.00 Taxes:77.70
20111018-0080779

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Cheryl Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2011

Lynda Kling
Notary Public:

MY COMMISSION EXPIRES: 1/19/15
(AFFIX SEAL)

LYNDA KLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
C2 Construction, LLC	C2 Construction LLC	Parcel ID:
313 Cedarview Drive	301 S. Perimeter Park Drive Suite 142-C	16213015100
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gregory N. Bernard and wife, Arcana Bernard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

C2 Construction, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Dreamland Estates, Southeast, Section I, of record in Book 5200, Page 646, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70.15 feet on the southerly margin of Cedarview Drive and extends back 128 feet on the westerly line and 142.9 feet on the easterly line to a dead line in the rear measuring 79.02 feet thereon.

BEING the same property conveyed to Gregory N. Bernard by deed from Jack Williams Construction Co., of record in Book 6766, Page 642, dated January 17, 1986, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7131, Page 515 and Book 7965, page 754, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Page 646, said Register's Office.

Power of Attorney of record in Instrument 20111018 0080778, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 313 Cedarview Drive, Nashville, TN 37211

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 14th day of October, 2011.

Gregory N. Bernard by Arcana Bernard attorney-in-fact
Gregory N. Bernard

Arcana Bernard
Arcana Bernard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arcana Bernard, 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 at Nashville, Tennessee, this 14th day of October, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Arcana Bernard, 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 on behalf of Gregory N.. Bernard as his/her/their Attorney in Fact as the free act and deed of the within named Gregory N. Bernard.
Witness my hand and official seal at Nashville, Tennessee the 14th day of October, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.