THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101416**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $93,000.00. Affiant Subscribed and sworn to before me, this9th day of December, 2011. Notary Public My Commission Expires: 10/5/15

BILL GARRETT, Davidson County
Trans:T20110078551 DEEDWARR
Recvd: 12/12/11 13:54 2 pgs
Fees:13.00 Taxes:344.10
20111212-0096724

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: William H. Bernstein and Hedwig M. Bernstein 7410 Bridle Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-6C-53.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Klein, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Bernstein and Hedwig M. Bernstein, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5A on the Plan of Doral Country Villa Condominiums, Section 6, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5011, Page 395, and made applicable to Section 6, in Book 5260, Page 767, rerecorded in Book 5260, Page 817, and further amended in Book 5260, Page 769, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5200, Page 32, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to William C. Klein, unmarried by Warranty Deed from Jeffrey Spark, unmarried, recorded on the 31st day of August, 2001 in Instrument No. 20010831-0094722, re-recorded at Instrument No. 20011022-0114912, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DORAL COUNTRY VILLA, SECTION 6, as recorded in Plat Book 5200, Page(s) 32.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLA CONDOMINIUMS, SECTION 6 of record in Book 5011, Page 395, as amended by instrument(s) of record in Book 5015, Page 251, Book 5260, Page 767, rerecorded in Book 5260, Page 817, amended in Book 5260, Page 769; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 805 Bellevue Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2011.

William C. Klein by William H. Klein, Attorney in Fact

William C. Klein by William H. Klein, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William H. Klein,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William C. Klein,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014