BOK 25292

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11121736** NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires MAY 20, 2014 STATE OF TENNESSEE	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this30th day of December, 2011. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Mathieu R. Berman and Roberta M. Berman 83 Altentann Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-4A-13.00CO

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, **Herbert Y. Meltzer and wife, Sharon B. Meltzer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mathieu R. Berman and wife, Roberta M. Berman** ("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 Lot No. 83 on the Plan of Otter Wood, Section One Revised, as of record in Book 6900, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Herbert Y. Meltzer and wife, Sharon B. Meltzer by Warranty Deed from John R. Broderick, an unmarried person and Lynn C. Broderick, (formerly known as Lynn C. Doramus) an unmarried person, recorded on the 5th day of December, 1995 in Deed Book 9879, Page 317, 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 PLAN OF OTTER WOOD, SECTION ONE REVISED, as recorded in Plat Book 6900, Page(s) 331, as revised in Plat Book 6900, Page 590.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483, Book 8274, Page 51 and Book 8762, Page 199.

Terms and provisions of by-Laws recorded in Book 7260, Page 483 (at Page 505).

Charter recorded in Book 7292, Page 315.

Conveyance to Homeowners Association recorded in Book 10641, Page 951.

This is improved property located at 83 Altentann Nashville TN 37215.

BILL GARRETT, Davidson County
Trans:T20120000314 DEEDWARR
Recvd: 01/03/12 14:06 2 pgs
Fees:13.00 Taxes:2682.50
20120103-0000385

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 30th day of December, 2011.

Herbert Y. Meltzer by Josh Anderson Atty in fact
Herbert Y. Meltzer by Josh Anderson, his attorney in fact

Sharon B. Meltzer by Josh Anderson Atty in fact
Sharon B. Meltzer by Josh Anderson, her 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, **Josh Anderson,** 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 Herbery Y. Meltzer and Sharon B. Meltzer,** 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 30th day of December, 2011.

Notary Public

My Commission Expires: 9/9/14

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