BILL GARRETT, Davidson County
Trans:T20120004856 DEEDWARR
Recvd: 01/20/12 13:02 2 pgs
Fees:13.00 Taxes:462.50
20120120-0005769

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11121685

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Brooke M Bernicken
Affiant

Subscribed and sworn to before me, this 17th day of January, 2012.

Notary Public
My Commission Expires: 3-30-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brooke M. Bernicken 709 Fox Ridge Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160140C00900CO

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, **Nancy J. Pierson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke M. Bernicken, a single woman** ("Grantees"), her 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 709, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as shown on plat of record in Plat Book 5200, Pages 376-377 and see established under Master Deed of record in Book 5818, Page 915, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nancy J. Pierson by Warranty Deed from Brock Thomas Shockley, unmarried, recorded on the 21st day of January, 2005 in Instrument No. 20050121-0007924, 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 SECTION II, BRENTWOOD TRACE, as recorded in Plat Book 5200, Page(s) 376 and 377.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION II, BRENTWOOD TRACE Condominium of record in Book 5818, Page 915, as amended by instrument(s) of record in Book 5868, Page 70; 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 709 Fox Ridge Drive Brentwood TN 37027.

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 17th day of January, 2012.

Nancy J. Pierson

Nancy J. Pierson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy J. Pierson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2012.

Notary Public

My Commission Expires: 9.9.14

