This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 163110A02600C0

BILL GARRETT, Davidson County
Trans:T20130104311 DEEDWARR
Recvd: 12/13/13 13:50 3 pgs
Fees:18.00 Taxes:297.85

20131213-0126431

NAME & ADDRESS OF NEW OWNER:
Norman Bernstein
225 Hickory Forge Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same as new owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CAMILLE HENDERSON TATE, MARRIED, AND CARLA HENDERSON PATTON, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NORMAN BERNSTEIN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit No. 26, Second Revision, Section Two, Bell Forge Village, according to plat and survey of same appearing of record in Book 5200, page 695, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Camille Henderson and Carla Henderson, Both Unmarried, by Quitclam Deed from Carolyn Piphus, Trustee, and further conveyed from Carolyn Piphus, Trustee to Camille Henderson and Carla Henderson, Joint Tenants with the Right of Survivorship, all in the same Instrument dated 07/30/2004, appearing of record in Instrument No. 20040809-0096105, of the Register's Office of Davidson County, Tennessee. The said Camille Henderson having since married and is now known as Camille Henderson Tate. The said Carla Henderson having since married and is now known as Carla Henderson Patton.

PREVIOUSLY BEING the same property conveyed to Camille Henderson and Carla Henderson, both Unmarried, by Warranty Deed from Melanie L. Stone and Husband, Leslie R. Holt, dated 07/02/2004, appearing of record in Instrument No. 20040706-0080137, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 5200, page; Restrictive Covenants of record in Book 6040, page 538; Amended in Book 6350, page 858 and in Book 6651, page 207; By-Laws of Bell Forge Village, of record in Book 6040, page 576; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Subject property is not the principal residence of Camille Henderson Tate nor her spouse or dependents.

Wendell P. Patton, Jr., husband of Carla Henderson Patton, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This is improved property known as 225 Hickory Forge Dr, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30 day of October, 2013.

Carla Henderson Patton
Carla Henderson Patton

Camille Henderson Tate by
Camille Henderson Tate by Carla Henderson Patton, attorney in fact

Wendell P Patton Jr.
Wendell P. Patton Jr.

Carla Henderson Patton, attorney
u/poa

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Carla Henderson Patton**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of **Camille Henderson Tate**, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said **Camille Henderson Tate** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Camille Henderson Tate**, and of record in Record Book *, Page _____, of the Register's Office of Rutherford County, Tennessee. * Instrument # 20131213-0126430

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this 30th day of October, 2013

annemarie Cain
NOTARY PUBLIC
My Commission Expires: 2.17.14

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carla Henderson Patton and Wendell P. Patton Jr., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of October, 2013.

annemarie Cain
NOTARY PUBLIC

My Commission Expires: 2.17.14

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of October, 2013.

NOTARY PUBLIC

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-3-15