BILL GARRETT, Davidson County
Trans:T20130106080 DEEDWARR
Recvd: 12/20/13 11:52 2 pgs
Fees:13.00 Taxes:584.60
20131220-0128717

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Hari S. Bernstein
823 Rosebank Avenue
Nashville, TN 37206

MORTGAGEE
Franklin Synergy Bank
3301 Aspen Grove Dr, Ste. 200
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 084-01-0
PARCEL 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Virginia B. Powell, Heir of Patty W. Easley Brietenmoser,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hari S. Bernstein, a single woman,** 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. 39 on the Plan of Rose Estates, Section I, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. Joe Brietenmoser and wife, Patty E. Brietenmoser, by Warranty Deed from Kenton A. Hall and wife, Carole L. Hall, dated May 4, 1965 and filed of record in Book 3888, Page 796, Register's Office for Davidson County, Tennessee. The said H. Joe Brietenmoser died on April 8, 1978, leaving said property to Patty E. Brietenmoser as the surviving tenant by the entirety. The said Patty W. Easley Brietenmoser died on August 7, 2012, leaving Virginia B. Powell as her sole heir at law. Patty E. Brietenmoser and Patty W. Easley Brietenmoser are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3676, Page 361, and amended in Book 3707, Page 356; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3600, Page 37, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **823 Rosebank Avenue Nashville, TN 37206.**

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 13th day of December, 2013.

Virginia B. Powell, Sole Heir of The Estate of
Patty W. Easley Brietenmoser

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virginia B. Powell, Sole Heir of Patty W. Easley Brietenmoser, the bargainor(s) 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 this 13th day of December, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$160,000.00~~. $158,000.00 MCC

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2013.

NOTARY PUBLIC

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-07-17