ADDRESS NEW OWNER:
Steven R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL NOS.:
08116020100

BILL GARRETT, Davidson County
Trans:T20130107475 DEEDWARR
Recvd: 12/27/13 15:30 3 pgs
Fees:18.00 Taxes:518.00
20131227-0130478

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Harold O. Bernard** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of McGavock's Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet.

Being the same property conveyed to Harold O. Bernard d/b/a AT THE VILLAGE from Janet Harris by Quitclaim Deed of Correction recorded in Instrument No. 20130227-0130477, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1009 Monroe Street, Nashville, TN 37208.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for all subsequent years, taxes for the current year being paid by the Grantor; (2) The Plan of Record in Book 21, Page 23, said Register's office and all matters therein.

The subject property is not now and have never been the marital residence of Harold O. Bernard. Grantor warrants that the subject property is not subject to any marital interests.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of December, 2013.

/s/ Harold O Bernard d/b/a At The Village by Marjorie Kindall, Attorney in Fact
Harold O. Bernard d/b/a AT THE VILLAGE by Marjorie Kindall, Attorney in Fact

/s/ Harold O Bernard by Marjorie Kindall, Attorney in Fact
Harold O. Bernard by Marjorie Kindall, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of December 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marjorie Kindall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Harold O. Bernard d/b/a AT THE VILLAGE, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20131227013047 6 in said Register's Office.

Witness my hand and official seal at office, this 23rd day of December 2013.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of December 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marjorie Kindall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Harold O. Bernard, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20131227013047 6 in said Register's Office.

Witness my hand and official seal at office, this 23rd day of December 2013.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $140,000.00.

Affiant

Subscribed and sworn before me this 23rd day of December 2013.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017