WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020574 DEEDWARR
Recvd: 03/27/14 13:09 2 pgs
Fees:13.00 Taxes:962.00

20140327-0025347

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Affiant

Subscribed and sworn to before me, this 21st day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Barker	Shelter Lending Services LLC	084-01-0
(NAME)	(NAME)	(MAP)
823 Rosebank Avenue	2550 Meridian Blvd., Suite 100	115.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Hari S. Bernstein, a single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brent Barker, a single person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 of record in Book 3888, page 796, Register's Office for Davidson County, Tennessee, dated May 04, 1965 and recorded on May 10, 1965. H. Joe Brietenmoser died April 8, 1978 leaving Patty W. Easley Brietenmoser as the surviving tenant by the entirety. Patty W. Easley Brietenmoser died August 7, 2012, her estate was administered through Davidson County Probate Court, Docket No. 12P1421. Last Will and Testament devised property to Virginia (Ginger Lee Baldyge nka Virginia B. Powell; and

Being the same property conveyed to Hari S. Bernstein by Warranty Deed from Virginia B. Powell, Heir of Patty W. Easley Brietenmoser of record in Instrument No. 20131220-0128717 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 20, 2013. (Value of consideration shown in aforementioned deed $158,000.00.)

Being also known as 823 Rosebank Avenue Nashville, TN 37206.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 823 Rosebank Avenue, Nashville, Tennessee 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 my/our hand(s) this 21st day of March, 2014.

Hari S. Bernstein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Hari S. Bernstein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of March, 2014.

Notary Public

My Commission Expires: 9/20/17