WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049546 DEEDWARR
Recvd: 07/11/14 09:54 3 pgs
Fees:18.00 Taxes:1184.00
20140711-0061123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 2000 Meridian Lane, G-104, Franklin, TN 37067
file # 14HR0502 BERNIER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clarisse S. Bernier	Suntrust Mortgage, Inc	160140A01000CO
5665 Oakes Drive	901 Semmes Ave	
Brentwood, TN 37027	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

KATSUYO "YUKA" O' DAY, TRUSTEE OF THE ALAN E. O' DAY TRUST, DATED SEPTEMBER 1, 2002

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLARISSE S. BERNIER, UNMARRIED

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, comprising a portion of Highland Courts, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 30th day of April 1976, and recorded in the Register's Office for Davidson County Tennessee, in Book 5024, Page 549 and said premises being more particularly described as follows: Building Site 10 of said project as shown on the Plan of Highland Courts in Highlands of Brentwood, of record in Plat Book 4860, Page 101, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said Building Site and easements through said Building Site appurtenant to the common elements and other Building Sites, all set forth in the Declaration and an undivided 6.25% interest appurtenant to the Building Sites in all common elements of said project as described in said Declaration.

Being the same property conveyed by Quitclaim Deed from Alan E. O'Day to Alan E. O'Day as Trustee of the Alan O'Day Trust dated September 1, 2002 as recorded on the 11th day of June, 2010 in Instrument No. 20100611-0045396; Warranty Deed from Ryan Harris and wife, Angie Harris to Alan E. O'Day as recorded on the 5th day of May, 2010 in Instrument No. 20100505-0034062 and Scrivener's Affidavit as recorded on the 7th day of June, 2010 in Instrument No. 20100607-0043953, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND COURTS IN HIGHLANDS OF BRENTWOOD, as recorded in Plat Book 4860, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5024, Page 549 and Book 8287, Page 313 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 5665 Oakes Drive, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 9th day of July, 2014.

Alan E. O' Day Trust

Katsuyo Yuka O'Day Trustee

By: Katsuyo "Yuka" O' Day, Trustee

STATE OF California

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Katsuyo "Yuka" O' Day, Trustee of the Alan E. O' Day Trust, dated September 1, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Upland, California this 9th day of July, 2014.

Notary Public

My Commission Expires: 3-18-2017

Please see attached CA Acks

File #: 14-R6352 BERNIER

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of San Bernardino }

On 7-9-14 (Date) before me, EVANA OCCHINO Notary Public (Here Insert Name and Title of the Officer)

personally appeared Katsuyo "Yuka" O'Day (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Evana Occhino (Signature of Notary Public)

EVANA OCCHINO
COMM. #2008157
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Mar. 18, 2017

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 7-9-14 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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