WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/14 13:00 3 pgs
Fees:18.00 Taxes:1183.63

20140801-0069042

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11324

CHRISTOPHER SHANE WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin Kindle	USAA Federal Savings Bank	085040A02100CO
(NAME)	(NAME)	
4144 Stone Hall Boulevard	10750 McDermott Frwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(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 considerations, the receipt of which is hereby acknowledged, we, **Charles David Bernard and Andrea Pearcy Bernard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melvin Kindle and Summer D. Kindle**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21, on the plan of First Revision, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section Ia, as shown on plat of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles David Bernard, an unmarried man and Andrea S. Pearcy, an unmarried woman, as tenants in common with the right of survivorship by Warranty Deed dated 12/17/2010 from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument 201012220101865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200910050092019, (2) Amended and Restated Declaration of Restrictive Covenants for the Reserve at Stone Hall of record in Instrument 200906230058338, (3) Second Amended and Restated Declaration of Restrictive Covenants for the Reserve at Stone Hall of record in Instrument 201202020009628, and (4) Supplementary Declaration to Declaration of Restrictive Covenants for the Reserve at Stone Hall of record in Instrument 201202070011118, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4144 Stone Hall Boulevard, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 1st day of August, 2014.

Charles David Bernard

Andrea Pearcy Bernard

State of Tennessee
County of Williamson

Personally appeared before me Charles David Bernard and Andrea Pearcy Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

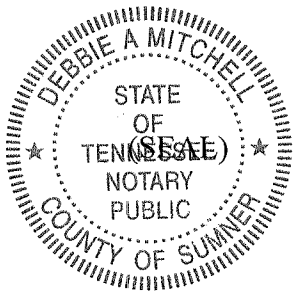
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017