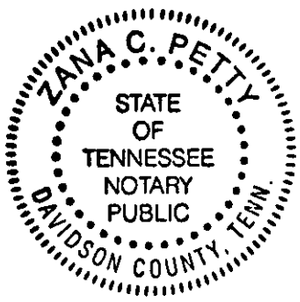
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Coffee~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~22nd~~ 23RD day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~7-18-17~~ 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steve Duffy	NEW OWNER	Parcel ID:
2833 Mossdale Drive		15001037000
Nashville, TN 37217		

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 acknowledged, we

Gregory N. Bernard, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Steve Duffy and wife, Carla Duffy
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:

BEING Lot No. 321, Section 2-A, Revised Cherry Hills Subdivision, of record in Plat Book 5190, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory N. Bernard by deed from James H. Wells and wife, Judy M. Wells, of record in Book 7640, Page 59, said Register's Office, dated August 26, 1988.

This conveyance is subject to Restrictions of record in Book 5291, Page 695, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5190, Page 150, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2833 Mossdale Drive, Nashville, TN 37217

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 hand this 22nd day of October, 2014.

Gregory N. Bernard

Gregory N. Bernard

BILL GARRETT, Davidson County
Trans:T20140080622 DEEDWARR
Recvd: 10/27/14 10:23 2 pgs
Fees:13.00 Taxes:354.83
20141027-0098667

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory N. Bernard, 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 for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 22nd day of October, 2014.

My Commission Expires: 9/15/18

Cindy G. Putman
Notary Public

