File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102043** BILL GARRETT, Davidson County Trans:T20140086564 DEEDWARR Recvd: 11/17/14 15:22 2 pgs Fees:13.00 Taxes:481.00 20141117-0105964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jaima Bernstein 510 Basswood Dr Nashville TN 37209	Send Tax Bills To: Bancorp South Mortgage 2778 West Jackson St. Building C - 2nd Floor Tupelo, MS 38801	Tax Information: Tax Parcel ID No. 090110B01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula Jean Burtch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jaima Bernstein,** an unmarried person ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 10 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550, as amended in Document No. 20030618-0084385, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property conveyed to RBL Associates, LLC, a Tennessee Limited Liability Company by deed from Barbara L. Tompkins of record in Document No. 200212060150617 Register's Office for Davidson County, Tennessee. Being part of the same property conveyed by Quitclaim Deed to Paula Jean Burtch from RBL Associates, LLC, a Limited Liability Company of record in Document No. 20031216-0179722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paula Jean Burtch by Quitclaim Deed from Paula Jean Burtch, unmarried, recorded on the 16th day of January, 2004 in Instrument No. 20040116-0006982, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Charter of River Breeze Garden Townhomes Homeowners Association recorded at Instrument No. 20030207-0017549.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER BREEZE GARDEN TOWNHOMES Condominium of record in Instrument No. 20030207-0017550 , as amended by instrument(s) of record in Instrument Nos. 20030618-0084385 and 20040308-0025984; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed to Homeowners Association for common area at Instrument No. 20030207-0017551 and for Workshop recorded at Instrument Nos. 20031216-0179723 and 20051114-0137538.

Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 5269, Page 72.

This is improved property located at 510 Basswood Dr Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2014.

Paula Jean Burtch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Jean Burtch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018