THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1572

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shaun Erick Bachhalter Crystal Wish Buchhalter 1901 Lombardy Avenue Nashville, TN 37215	Avenue Bank 9823 Cloghaw Ave Nashville TN 3725	11707003700

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $447,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

ANGELA CRADDOCK-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140094594 DEEDWARR
Recvd: 12/17/14 15:27 2 pgs
Fees:13.00 Taxes:1653.90
20141217-0115615

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Bernice I. Berenson, f/k/a Bernice I Zaft, Unmarried,** herinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shaun Erick Bachhalter and Crystal Wish Buchhalter, Husband and Wife,** 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, being parts of Lots Nos. 31 and 32 of Block "A", on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Book 974, Page 92, Register's Office for said County, and described according to a copy of a survey thereof made by Blanchard & Parrish, Engineers, May 17, 1941, as follows:

Beginning at a point in the Southerly margin of Lombardy Avenue, at a point 904.9 feet West of Brightwood Avenue; thence Westerly with the Southerly margin of Lombardy Avenue, 107 feet to a point; thence Southerly 170 feet to a point; thence Easterly 107 feet to a point; thence Northerly 170 feet to the point of beginning.

Being the same property conveyed to Bernice I. Zaft, unmarried by Warranty Deed from Arthur J. Grady et ux Patricia Grady, recorded on the 22nd day of June, 1976 in Deed Book 5037, Page 834, in the Register's Office of Davidson, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1901 Lombardy Avenue, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **11th** day of **December, 2014.**

GRANTOR(S)

Bernice I. Berenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bernice I. Berenson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/~~they~~ executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **11th** day of **December, 2014.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: