This instrument prepared by, and return to after recording:
Ian Kyle
Attorney at Law
200 SW Market Street, Suite 250
Portland, Oregon 97201
(503)795-7600

Davidson County	DEEDWARRSP
Recvd: 02/02/15 15:26	6 pgs
Fees:33.00 Taxes:4255.00	
20150202-0009708	

File No. **NCS-708506-OR1**
Assessor's Parcel No.: 06008002100

FIRSTAM NCS-708506-OR

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **2nd day of February, 2015**, by and between **Linda S. Warwick**, party of the first part, and **Gary R. Bernard and Jacqueline R. Bernard, husband and wife, as tenants by the entirety**, party of the second part,

WITNESSETH: That for and in consideration of One Million One Hundred Fifty Thousand Dollars ($1,150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Reserve Parcel "A" E. A. Lindsley Resubdivision, as shown on plat of record in Plat Book 8250, page 793, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Linda S. Warwick of record in Quitclaim Deed from Linda S. Warwick, Co-Trustee under the Dalton-Warwick Family Revocable Living Trust, dated May 14, 2011, recorded as instrument no. 20150202-0009628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **06008002100**
X Improved OR
located at: **3021 Dickerson Road, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Linda Warwick

****

Owner's Name: **Gary R. Bernard and Jacqueline R. Bernard**

and Address: **4990 Magnolia Creek Drive**
Cumming GA 30028

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Gary R. Bernard and
Jacqueline R. Bernard
4990 Magnolia Creek Drive
Cumming GA 30028

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of EL DORADO

On 1/29/2015 before me, LARRY EUGENE SCHAFFER, NOTARY PUBLIC (here insert name and title of officer), personally appeared LINDA WARWICK, 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 _____ (Seal)

LARRY EUGENE SCHAFFER

LARRY EUGENE SCHAFFER
COMM. #2053317
Notary Public - California
El Dorado County
My Comm. Expires Jan. 22, 2018

STATE OF CALIFORNIA)
) §
COUNTY OF EL DORADO)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Linda Warwick

January 29, 2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of EL DORADO

On 1/29/2015 before me, LARRY EUGENE SCHAFFER, NOTARY PUBLIC (here insert name and title of officer), personally appeared LINDA WARWICK, 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.

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WITNESS my hand and official seal.

Signature _____ (Seal)

LARRY EUGENE SCHAFFER

LARRY EUGENE SCHAFFER
COMM. #2053317
Notary Public - California
El Dorado County
My Comm. Expires Jan. 22, 2018

True Copy Certification

I, Abigail Foglio, 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.

Signature

State of Oregon

County of Multnomah

Personally appeared before me, Rachael P. Rodgers, a notary public for this county and State, Abigail Foglio who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/24/17
Notary' Seal (if on paper)

OFFICIAL SEAL
RACHAEL P RODGERS
NOTARY PUBLIC - OREGON
COMMISSION NO. A474835
MY COMMISSION EXPIRES FEBRUARY 24, 2017