File BOX 8

BILL GARRETT, Davidson County
Trans: T20150033466 DEEDWARR
Recvd: 05/01/15 14:02 2 pgs
Fees: 13.00 Taxes: 962.00
20150501-0039589

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

DIANE K. MIZE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances Winslow	Caliber Home Loans	128 12 0A 193.00
(NAME)	(NAME)	
320 Old Hickory Blvd., Apartment 3010	3701 Regent Blvd # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L. Hunter Bernstein**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frances Winslow**, 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, State of Tennessee, described as follows, to-wit:

Being Unit Number 3010, Building Number 20, on the Plan of Section 20, Phase 1D, on the Plan Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 65, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 46 to the Master Deed of record in Instrument Number 20040716- 0084990, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as a set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to Casey Green, married by Warranty Deed dated 09/28/2006 from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company of record in Instrument 200609290120531, Register's Office for Davidson County, Tennessee and further conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustees Deed dated 09/27/2013 from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument 201310040104352, Register's Office for Davidson County, Tennessee and further conveyed to L. Hunter Bernstein, an unmarried man by Special Warranty Deed (Corporation) dated 01/30/2014 from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument 201403070019260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Apartment 3010, Nashville, TN 37221
(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 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 our hands this 30th day of April, 2015.

L. Hunter Bernstein

State of Tennessee
County of Davidson

Personally appeared before me L. Hunter Bernstein, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 7-2-18

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE