BILL GARRETT, Davidson County
Trans:T20150042672 DEEDWARR
Recvd: 06/02/15 08:35 2 pgs
Fees:13.00 Taxes:1609.50
20150602-0050805

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

BR15-0900

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Bernard	US Bank	
900 Fireside Court (ADDRESS)	7601 Penn Ave S. (NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Richfield MN 55423 (CITY) (STATE) (ZIP)	160-16-0-007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARTHUR L. ANDERSON AND BRIAN T. BAUMAN, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT O, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. BERNARD AND ANDREA BERNARD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Phase 3, Hearthstone of record in Plat Book 5200, Page 509, as amended in Book 6060, page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Youngman by Warranty deed from Gerd Markow, married of record in Instrument No. 20020923-0115456 Register's Office for Davidson County, Tennessee, dated September 17, 2002 and recorded on September 23, 2002.

Being the same property conveyed to Arthur L. Anderson and Brian T. Bauman, both unmarried as Tenants in Common with Right of Survivorship by Warranty deed from Peter Youngman, unmarried of record in Instrument No. 20130501-0043903 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on May 01, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 509, as amended in Book 6060, Page 719, Book 5409, Page 485, Book 6140, Page 75 and Book 11331, Page 828, Book 7053, Page 982, as amended in Book 9945, Page 958, Book 7054, Page 19, Book 6995, Page 646, Book 5715, Page 217, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 900 Fireside Court, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of May, 2015.

Arthur L. Anderson

Brian T. Bauman

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of May, 2015, before me personally appeared Arthur L. Anderson and Brian T. Bauman, both unmarried as Tenants in Common with Right o to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959