File Box 8

BILL GARRETT, Davidson County
Trans:T20150046880 DEEDWARR
Recvd: 06/12/15 14:24 2 pgs
Fees:13.00 Taxes:4070.00
20150612-0056016

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM/DKM) Title No.: 57572
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randy W. Bernard and Cameo Y. Kneuer-Bernard, husband and wife, Trustees for The Bernard Family Trust U/T/A February 13, 2007 609 Lakemeade Pointe Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 05312024000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Wells and Janet I. Wells**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy W. Bernard and Cameo Y. Kneuer-Bernard, husband and wife, Trustees for The Bernard Family Trust U/T/A February 13, 2007** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of The Villas of Lakemeade, Phase Two, of record in Book 7900, Page 983, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Wells and wife, Janet I. Wells by Warranty Deed from Harold D. Baker and wife, Jami E. Wilson, dated May 28, 2004, recorded June 2, 2004 in Instrument No. 20040602-0064825, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 983, said Register's Office, which Plan shows a minimum building set back line from Lofferty Point, now known as Lakemeade Point and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; a 100 year flood plain along the rear of said lot; and a 20 foot pedestrian access easement along the southerly side line of said lot; the flow and high and low water level of Old Hickory Lake; restrictions of record in Book 9434, Page 355, said Register's Office.

This is improved property, known as 609 Lakemeade Pointe, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2015.

John C. Wells **Janet I. Wells**

State of Tennessee

County of Davidson

On this 10th day of June, 2015, before me the undersigned authority, personally appeared John C. Wells and Janet I. Wells, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2015.

Notary

My Commission Expires: _____

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