BILL GARRETT, Davidson County
Trans:T20150051924 DEEDWARR
Recvd: 06/29/15 12:37 2 pgs
Fees:13.00 Taxes:514.30
20150629-0062259

This instrument prepared by and after recording return to:

**Ally Title**
**310 Billingsly Court**
**Franklin, Tennessee 37067**

# WARRANTY DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Samuel Lewis Bernhardt** | **Farmington Mortgage** | **134-09-0-128.00** |
| **3545 Paragon Drive** | **2002 Richard Jones Rd. #300A** | |
| **Nashville, Tennessee 37211** | **Nashville, Tn 37215** | |

**********

That **Tito W. Dominguez and Nancy Dominguez,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Samuel Lewis Bernhardt, an unmarried man, as to a one-half undivided interest, and James Franklin Bernhardt and Anita Grunwald Bernhardt, husband and wife as to a one-half undivided interest as tenants in common with right of survivorship** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

**Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Final Plat, Phase Two, Section One, Woodland Hills of record in Plat Book 7900, Page 408, as amended in Book 10453, page 839, 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 Tito W. Dominguez and Nancy Dominguez by Warranty Deed from Tyson D. Smith and wife, Tammy Smith of record in Instrument No. 20021111-0138996 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on November 11, 2002.**

**This is improved property which bears the address of: 3545 Paragon Drive, Nashville, Tennessee 37211**

**TO HAVE AND TO HOLD** the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this Warranty Deed is executed by the Grantors as of this, the **19th** day of **June, 2014.**

Tito W Dominguez
**Tito W. Dominguez**

Nancy Dominguez
**Nancy Dominguez**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, ~~**Tina M. Miller,**~~ the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

A TITO W. Dominguez and wife, Nancy Dominguez

**Witness** my hand and official seal at office at Franklin, Tennessee, on this **19th** day of **June, 2014.**

Notary Public

Commission Expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**State of TENNESSEE**
**County of WILLIAMSON**

The actual consideration or value for this property (whichever is greater) is **$139,000.00**.

Sworn to and subscribed before me this **19th** day of **June, 2014.**

Melanie H. Choy
Affiant

E Prophet
Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY