WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071272 DEEDWARR
Recvd: 08/24/15 09:56 2 pgs
Fees:13.00 Taxes:671.55
20150824-0085030

B-VRES-15-6401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF AUGUST, 2015.

Notary Public

M. COMMISSION EXPIRES: 4/2/2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAM DAVIS COUNTY OF DAVIDSON

Mail to
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hari Bernstein and Deborah Bernstein	SAME	
(NAME)	(NAME)	**90-12-72.00**
6401 Henry Ford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **JOHN SULLIVAN AND TERESA L. SULLIVAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HARI BERNSTEIN AND DEBORAH BERNSTEIN,** 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. 117 on the Plan of Charlotte Park Section II, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, as follows: Beginning at a point in the Northwesterly margin of Annex Avenue at the corner of Lots No. 116, and 117; thence with the line between said lots Northwesterly 149.8 feet to a point; thence Northeasterly 88 feet to the margin of Henry Ford Drive; thence with the margin of the same, Southeasterly 124.7 feet to the beginning of a curve; thence around said curve, Southerly 39.3 feet to the margin of Annex Avenue; thence with margin of the same, Southwesterly 63 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Wilburn M. Weimer, and Teresa L. Weimer, both unmarried to John Sullivan and, wife Teresa L. Sullivan, as recorded on the 11th day of July, 2001 in Instrument No. 20010711-0074043; Quitclaim Deed from Wilburn M. Weimer, unmarried to Wilburn M. Weimar and Teresa L. Weimar, both unmarried, as recorded on the 1st day of July, 1999 in Deed Book 11552, Page 244 and Warranty Deed from Elmer A. Thompson and wife, Helen Mae Thompson to Wilburn M. Weimar and wife, Bessie M. Weimar, as recorded on the 16th day of May, 1968 in Deed Book 4235, Page 519, in the Register's Office of Davidson County, Tennessee. Wilburn M. Weimer is one in the same person as Wilburn M. Weimar. Teresa L. Weimer is one and the same person as Teresa L. Weimar.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK SECTION II, as recorded in Plat Book 2663, Page(s) 22 and 23, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6401 Henry Ford Drive, Nashville, Tennessee 37209**.

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 the 12th DAY OF AUGUST, 2015.

John Sullivan

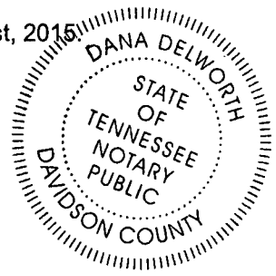
Teresa L. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SULLIVAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

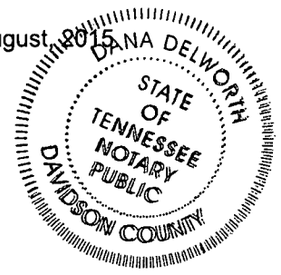


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA L. SULLIVAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212