THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085140**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $127,500.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150075808 DEEDWARR
Recvd: 09/04/15 13:45 2 pgs
Fees:13.00 Taxes:471.75
20150904-0090553

WARRANTY DEED

Address New Owner: Ken Bernstein 2020 BEECH AVE #C-1 Nashville TN 37204-2168	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105100A20700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan Hale and Jackie Boswell, as joint tenants with rights of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ken Bernstein, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B-7, BeechTree Condominiums, as established under Master Deed of record in Book 11174, Page 284, amended in Book 11680, Page 193, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Frances Bates to Jordan Hale and Jackie Boswell, as joint tenants with right of survivorship and not as tenants in common, as recorded on the 3rd day of March, 2014 in Instrument No. 20140303-0017781 and Warranty Deed from Kyle Quigley, unmarried to Frances Bates, as recorded on the 23rd day of August, 2007 in Instrument No. 20070823-0100774, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of Beechtree Condominium Owners' Association, Inc. recorded in Book 11163, Page 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BEECHTREE CONDOMINIUMS of record in Book 11174, Page 284 , as amended by instrument(s) of record in Book 11680, Page 193; also subject to easements, rights

and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 3183, Page 65.

Conveyance of Open Space recorded at Instrument No. 20041230-0155036.

Grant of Easement to Comcast of Nashville, LLC as set forth in instrument recorded in Instrument No. 20090930-0090862.

This is improved property located at 2020 BEECH AVE #B-7 Nashville TN 37204-2168

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2015.

Jordan Hale by Jackie Boswell, his attorney in fact

Jordan Hale by Jackie Boswell, his Attorney-in-Fact

Jackie Boswell

Jackie Boswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Boswell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jordan Hale, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018