File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078032 DEEDWARR
Recvd: 09/14/15 14:52 2 pgs
Fees:13.00 Taxes:1766.75
20150914-0093175

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$477,500.00**.

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah W. Hunt	BANCORP SOUTH BANK	**Map 131-01-0-H Parcel 016.00co**
300 Windemere Woods Drive	2778 W. JACKSON ST. BLDG C, 2ND FLOOR	
Nashville, TN 37215	TUPLEO., MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia S. Berneburg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah W. Hunt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 16 on the Plan of Revised Phase I and II Windemere, of record in Book 6900, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Patricia S. Berneburg by Deed from Brian Setzer and Michael S. Dixon, both unmarried, dated December 30, 2002, of record in Instrument No. 20021231-0162765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 6900, Page 616, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Covenants, Conditions and Restrictions of Windemere Woods, of record in Book 6958, Page 576, amended in Book 7173, page 35, and in Book 7495, page 647, Register's Office for Davidson County, Tennessee.
(3) Amended Charter of Windemere Woods Homeowners' Association, Inc. of record in Book 8062, page 592, Register's Office for Davidson County, Tennessee.
(4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3913, page 129, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2015 county, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **300 Windemere Woods Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **11th** day of **September, 2015.**

Patricia S Berneburg

Patricia S. Berneburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia S. Berneburg,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **September, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.