Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Mail to:

BILL GARRETT, Davidson County
Trans:T20160018518 DEEDWARR
Recvd: 03/07/16 13:52 2 pgs
Fees:13.00 Taxes:939.80
20160307-0021664

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP/PARCEL NO:
131-06-G 302.00 CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mary M. Berndt
302 Ashlawn Court
Nashville, TN 37215

SEND TAX BILLS TO:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **JODY ROBERTS, MARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **MARY M. BERNDT, AN UNMARRIED WOMAN**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, State of Tennessee, being Unit No. 302, Together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, A Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 7076, page, 696, amended in Book 7308, page 859, the Register's Office of Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned master deed.

BEING the same property conveyed to Jody Roberts, unmarried, by Warranty Deed from Melissa J. McGuire Logue, married, dated May 12, 2008, appearing of record in Instrument No. 20080514-0049677, of the Register's Office of Davidson County, Tennessee.

Subject property is investment property and is not nor has ever been the principal residence of the said Jody Roberts.

This is improved property known as 302 Ashlawn Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4th day of March, 2016.

JODY ROBERTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JODY ROBERTS**, 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 executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4th day of March, 2016.

NOTARY PUBLIC

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 5-23-2016

My Commission Expires:
05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$254,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY