G#28204-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031903 DEEDWARR
Recvd: 04/19/16 11:16 3 pgs
Fees:18.00 Taxes:1276.50
20160419-0037654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Matthew Lee Berns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Lee Berns and Jo Anne Berns	Farmington Mortgage, a Div of CapStar Bank	
(NAME)	(NAME)	
508 Belair Way	2002 Richard Jones Road, Suite 300A	131-060D/508.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VIRGINIA R. MEARES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LEE BERNS AND JO ANNE BERNS, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 6250, Page 649, said Register's Office; restrictive covenants of record in Book 6326, Page 588, Book 6517, Page 522, Book 6778, Pages 532 and 536, Book 6690, Page 70, Book 6691, Page 593, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 120, Book 6962, Page 325, Book 9398, Page 43 and Book 9882, Page 733, said Register's Office; Bylaws recorded in Book 6690, Page 119, amended in Book 6911, Page 827 and Book 7076, Page 763 and Instrument No. 20031016-0153582; Charter recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 18, Book 6921, Page 214, Book 6921, Page 216 and Book 6921, Page 220; Master Deed of record in Book 6690, Page 70 , as amended by instrument(s) of record in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43 and Instrument No. 20010627-0068123, rerecorded at Instrument No. 20050708-0079325; 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.

unimproved
This is improved x property, known as 508 Belair Way, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 6th day of April, 2016

Virginia Meares

VIRGINIA R. MEARES

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia R. Meares, the bargainor, 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 6th day of April, 2016.

Commission expires:
August 13, 2016

June Ellen Sallam
Notary Public

JUNE ELLEN SALLAM
Notary Public
Anne Arundel County
Maryland
My Commission Expires Aug. 13, 2016

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. 508 of the Burton Hills Townhomes, Village of Belair, Phase I, Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, Page 70, as amended by Amendment of record in Book 6739, Page 701, in Book 6824, Page 298, in Book 6890, Page 963, in Book 6903, Page 351, in Book 6911, Page 827, and in Book 6962, Page 325, in Book 9398, Page 43, and in Instrument No. 20010627-0068123, and re-recorded in Instrument No. 20050708-0079325, and in Instrument No. 20160113-0003443, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6690, Page 70, and as amended in Book 6911, Page 827, and in Instrument No. 20031016-0153582, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, Condominiums, as set out on Exhibit "B" to the Master Deed of record in Book 6690, Page 70, as amended in Book 6911, Page 827, and in Instrument No. 20031016-0153582, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Virginia R. Meares, unmarried, by Warranty Deed dated March 25, 2011, from Shirlee J. Verploegen, unmarried, of record in Instrument No. 20110329-0024237, Register's Office for Davidson County, Tennessee.