WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF October 2016

Notary Public

MY COMMISSION EXPIRES: 5-08-2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

Davidson County DEEDWARR
Recvd: 10/13/16 14:24 6 pgs
Fees:33.00 Taxes:1295.00
20161013-0108448

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1102 Buchanan, LLC	Warren Bernard	081 07 0 453.00 081 07 0 452.00
(NAME) 592 Sterling Pl. Apt. 1	(NAME) 592 Sterling Pl. Apt. 1	
(ADDRESS) Brooklyn, NY 11238	(ADDRESS) Brooklyn, NY 11238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Bernard, Emily Bernard, and Warren Alfred Bernard** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1102 Buchanan, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Williams and Valentino's Subdivision of Lots No. 3 and 4 of the Thomas Woodard property as of record in Plan Book 2, Page 33, Chancery Court at Nashville.

Said Lot No. 51 fronts 51.5 feet on the northerly side of Buchanan Street, formerly the Hydes Ferry Pike, and run 149 feet on the westerly line and 160 feet on the easterly line, with the westerly margin of 11th Avenue North, formerly Woodard Avenue, to an alley measuring 50 feet thereon.

Tract II
Land in Davidson County, Tennessee, being Lot No. 52 in Williams and Valentino's Subdivision of Lots Nos. 3 and 4 of the Woodard Property, now in the City of Nashville, Tennessee (formerly in the 13th Civil District of Davidson County) a plan of which subdivision is recorded in Page 33 of Plan 33 of Plan Book 2 of the Chancery Court at Nashville.

Tract II

Land in Davidson County, Tennessee, being Lot No. 52 in Williams and Valentino's Subdivision of Lots Nos. 3 and 4 of the Woodard Property, now in the City of Nashville, Tennessee (formerly in the 13th Civil District of Davidson County) a plan of which subdivision is recorded in Page 33 of Plan 33 of Plan Book 2 of the Chancery Court at Nashville.

Said Lot No. 52 which is a part of said Lot No. 4 fronts 51.1 feet on he north side of Buchanan Street, formerly called Hydes Ferry Turnpike, and runs back between parallel lines, on the east line, 149 feet and on the west line, 138.5 feet on the 10-foot alley in the rear.

Being the same property conveyed to Harold James Bernard, Emily Bernard, and Warren Alfred Bernard in Instrument 20160914-0096858 , Register's Office for Davidson County, Tennessee.

This property is commonly Known as 1100 & 1102 Buchanan Street, Nashville, TN 37218.

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.

Signature Pages to Follow

Executed by my hand this 27 Day of Sept 2016.

Harold J. Bernard
A/K/A James Bernard

STEPHEN J BURNETT
Notary Public - State of New York
NO. 01BU6288234
Qualified in Kings County
My Commission Expires Sep 3, 2017

STATE of New York
COUNTY of Kings

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Harold J. Bernard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 27th Day of Sept 2016

Notary Public

My Commission Expires: 9/3/2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

STEPHEN J BURNETT
Notary Public - State of New York
NO. 01BU6288234
Qualified in Kings County
My Commission Expires Sep 3, 2017

Executed by my hand this 29th Day of September 2016.

Warren Alfred Bernard

STATE of TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **WARREN ALFRED BERNARD** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 29th Day of September 2016

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Executed by my hand this 27 Day of Sept 2016.

Emily Bernard

STATE of Vermont
COUNTY of Chittenden

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Emily Bernard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Trustees

Witness my hand and Official Seal this 27 Day of Sept 2016

Notary Public My Commission Expires: 02/10/19

JOSHUA D COLLINS
Notary Public
State of Vermont
My Commission Expires Feb 10, 2019

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201



Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020