BILL GARRETT, Davidson County
Trans:T20160100397 DEEDWARR
Recvd: 11/14/16 15:22 4 pgs
Fees:23.00 Taxes:2096.05
20161114-0119938

Warranty Deed

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $566,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MRSF1, LLC and T & H Capital, LLC		
4928 William Arnold	New Owners	145-02-0-014.00
Memphis, TN 38117		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **H. JAMES BERNARD, MARRIED* EMILY E. BERNARD, MARRIED*, AND WARREN A. BERNARD, MARRIED*, DEVISEES UNDER THE WILL OF HAROLD O. BERNARD,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MRSF1, LLC AND T & H CAPITAL, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 325 on the Plan of Seven Hills, Section 8, of record in Plat Book 3300, Page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 325 fronts 188 feet on the Southerly side of Mountainview Drive and extends back 212.4 feet on the Westerly line and 272.7 feet on the Easterly line to a dead line in the rear on which it measures 199 feet.

Being the same property conveyed to Harold O. Bernard and wife, Clara J. Bernard by Warranty deed from Sharon Ann Bartlett (formerly Martin) of record in Book 4798, page 239, Register's Office for Davidson County, Tennessee, dated March 20, 1974 and recorded on March 21, 1974.

The said Clara J. Bernard having since died on December 24, 2008 (See Davidson County Probate Docket #14P1014).

The said Harold O. Bernard having since died on November 19, 2015 (See Davidson County Probate Docket #16P341) (also see Trust Petition Docket #16P461).

* Grantors are married but the property is not the primary residence of the grantors or their spouses.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4608 Mountain View Drive, Nashville, TN 37215-4335.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2016.

H. James Bernard
Signed individually, as well as in the capacity of trustee of the Harold O. Bernard, M.D. Irrevocable Trust dated April 10, 2007 (terminated) and the Harold O. Bernard M.D. Revocable Trust dated April 10, 2007 (terminated) and as personal representative of the Last Will and Testament of Harold O. Bernard

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named H. James Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of October, 2016.

Notary Public

My Commission Expires:

04/11/2020

ANA C NUNEZ
Notary Public - State of New York
NO. 01NU6340223
Qualified in Kings County
My Commission Expires Apr 11, 2020

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2016.

Warren A. Bernard

Signed individually, as well as in the capacity of trustee of the Harold O. Bernard, M.D. Irrevocable Trust dated April 10, 2007 (terminated) and the Harold O. Bernard M.D. Revocable Trust dated April 10, 2007 (terminated) and as personal representative of the Last Will and Testament of Harold O. Bernard

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Warren A. Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of October, 2016.

Notary Public

My Commission Expires: Jan. 9, 2018

STACEY SHEFFEY
Notary Public, State of New York
No. 01SH6139528
Qualified in Kings County
Com Exp 1/09/18

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~31st day of October, 2016~~ November 4, 2016.

Emily E. Bernard

Signed individually, as well as in the capacity of trustee of the Harold O. Bernard, M.D. Irrevocable Trust dated April 10, 2007 (terminated) and the Harold O. Bernard M.D. Revocable Trust dated April 10, 2007 (terminated) and as personal representative of the Last Will and Testament of Harold O. Bernard

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily E. Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ~~31st day of October, 2016~~ November 4, 2016.

Notary Public

My Commission Expires:

02/10/19

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