BILL GARRETT, Davidson County
Trans:T20170000846 DEEDWARRSP
Recvd: 01/04/17 14:59 2 pgs
Fees:13.00 Taxes:610.50
20170104-0000995

SPECIAL WARRANTY DEED

This Instrument Prepared by:
PF SHEILD LLC
358 S 700 SUITE B601
SALT LAKE CITY, UT. 84102

Address New owner As Follows;	Send Tax Bill to;	Map – Parcel Numbers
Millbaum & Bernstein Series LLC A 525 Royal Pkwy #292735 Nashville TN. 37229	Millbaum & Bernstein Series LLC **A** 525 Royal Pkwy #292735 Nashville, TN. 37229	93-13- 345

SPECIAL WARRANTY DEED

For and in consideration of sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, REGINALD U. BURNEY, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto MILLBAUM & BERNSTEIN Series LLC SERIES A hereinafter called the Grantee, its successors and assigns, a certain tract (parcel) of land in Davidson County, Tennessee, described as follows;

Land in Davidson County, Tennessee, being the Easterly part of Lot No.47 on the Plan of Sigler's Addition to Nashville as of record in Plan Book 1, Page 4, Chancery Court at Nashville, Said part of lot no. 47 fronts 46 reet 7 inches, more or less, on the Southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley

Being the same Property conveyed to Clara M. Burney, widowed by Deed from Guardianship and Trust Corporation, Conservator for Edwina M. Lee, a widow, of record in Book 11482 Page 749, Register's Office for Davidson County, Tennessee

Being the same property Quitclaim via Trustee David J Warnick to Clara M Burney widowed, now deceased and Reginald U Burney unmarried as Joint Tenants with the rights of survivorship on 28th day of January 2000 of record instrument #200001280009246 in Register's Office for Davidson County, Tennessee

THIS IS UNIMPROVED PROPERTY, Commonly known as 1401 HAWKINS STREET NASHVILLE TN. 37203

TO HAVE AND TO HOLD said tract (parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant grantee that grantor has not made, done, executed , allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs and representative, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 165,000 RB, **Affiant**
Subscribed and sworn before me this the
4 Day of Jan, 2017.
Abby Goodman **Deputy Register**

The actual consideration or value, whichever is greater for this transfer is $165,000.00

WITNESS my hand this 4th day of January 2017

Reginald U Burney
AFFIANT

Subscribed and sworn to before me this 4th day of January 2017.

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 Reginald U Burney, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purpose therein contained,

WITNESS my hand and official seal at Nashville, Tennessee this 4th day January 2017

Tami Smotherman
Notary Public

My commission expires, _____

TAMI SMOTHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 10, 2019