WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170000889 DEEDWARR
Recvd: 01/04/17 15:37 2 pgs
Fees: 13.00 Taxes: 1128.50
20170104-0001039

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Mission Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/18

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
Ronald Lehman and Tracy A. Smith-Lehman	NEW OWNER	
(NAME)	(NAME)	117-3-H-234.00-CO
733 N. BRIGHTON STREET		
(ADDRESS)	(ADDRESS)	
BURBANK, CA 91504		
(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, **ANGELITO BERNARDO AND ELNORA BERNARDO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD LEHMAN AND TRACY A. SMITH-LEHMAN, 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:

Land in Davidson County, Tennessee, being Unit No. 234 & Garage G-7 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Angelito Bernardo and Elnora Bernardo, husband and wife by Special Warranty Deed from Nashville Enclave, L.P., dated September 15, 2016, of record in Instrument No. 20060927-0119414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Master Deed and Bylaws of record in Instrument Nos. 20051005-0119789, 20060210-0016562, and 20060919-0116052, said Register's Office; and Charter of record in Instrument Nos. 20050926-0115605 and 20050928-0116816, said Register's Office.

unimproved
This is improved x property, known as 2600 Hillsboro Pike #234, Nashville, TN 37212
(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 30 day of December, 2016

ANGELITO BERNARDO, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

ELNORA BERNARDO, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of December, 2016 before me personally appeared J. Gregory Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angelito Bernardo and Elnora Bernardo and acknowledged that he executed the same as the free act and deed of Angelito Bernardo and Elnora Bernardo.

Witness my hand and official seal at Nashville, Tennessee this 30 day of December, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

Notary Public