WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$40,000.00.**

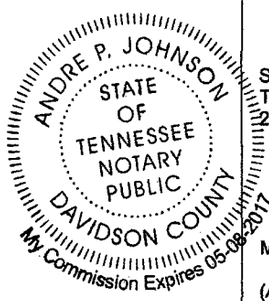
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: 05-08-2017

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
215 2nd Avenue, Suite 200
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 03/30/17 14:56 5 pgs
Fees:28.00 Taxes:148.00
20170330-0031212

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Sheryl M Kent	SAME	059-14-0-280.00
(Name)	(Name)	
1542 North 26th Street	SAME	
(ADDRESS)	(ADDRESS)	
Philadelphia, PA 19121-3718	SAME	
(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, **HAROLD JAMES BERNARD AND Emily E. BERNARD AND WARREN ALFRED BERNARD** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERYL M KENT** 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:

Exhibit "A"

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.

Executed by my hand this 9 Day of March 2017.

Emily E. Bernard

STATE OF Vermont

County OF Chittenden

Before me, a Notary Public for the County of and State of Tennessee, do hereby certify that Emily E. Bernard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of March, 2017.

Notary Public

My Commission Expires: 02/10/19

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

Executed by my hand this 9th Day of March 2017.

Harold James Bernard

STATE OF New York

County OF Kings

Before me, a Notary Public for the County of and State of Tennessee, do hereby certify that Harold James Bernard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of March, 2017.

Notary Public

My Commission Expires: 04/11/2020

(SEAL)

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

Executed by my hand this 10 Day of March 2017.

Warren Alfred Bernard

STATE OF New York

County OF King

Before me, a Notary Public for the County of and State of Tennessee, do hereby certify that Warren Alfred Bernard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of March, 2017.

Notary Public

My Commission Expires: _____

ANDREA TINDAL
Notary Public, State of New York
No. 01TI6298253
Qualified in Kings County
Commission Expires Jan. 27, 2018

ANDREA TINDAL NOTARY PUBLIC STATE OF NEW YORK

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

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 20-B, as shown on the map entitled Zone Lot Division Lots 19 and 2, Hillmore Subdivision, of record in Book 6250, Page 195, amended in Book 6200, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HAROLD O. BERNARD AND WIFE, CLARA BERNARD, by deed from D & P BUILDERS, INC., A TENNESSEE CORPORATION, of record in Book 7469, page 869, dated February 10, 1988, said Register's Office.

The said Clara J. Bernard having since died on December 24, 2008. A Probate Estate was opened in Davidson County, Tennessee in Docket 14P1014.

The said Harold O. Bernard having since died on November 19, 2015. A probate Estate was opened in Davidson County, Tennessee in docket 16P341 along with a Trust Petition in docket 16P461. The Grantees are the devisees under the Last Will and Testament of Harold O. Bernard.

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:_____

MAXINE J. RU
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNE