Davidson County	DEEDWARR
Recvd: 05/08/17 12:33	3 pgs
Fees:18.00 Taxes:2701.00	
20170508-0045441	

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $730,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My commission expires: 8.4.20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christina C Chapman	**New owner**	**Part of 118-06-0-012.00**
812 Clayton Ave.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert M. Bernstein and Irma S. Paz Bernstein, husband and wife, as tenants by the entirety

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christina C Chapman, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B as established by the Declaration of Covenants, Conditions and Restrictions for XROADS PROJECT, a Horizontal Property Regime, as of record in Instrument No. 20160516-0048386, Register's Office for Davidson County, Tennessee, together with appurtenant private elements and limited elements and an undivided percentage interest in the common elements appurtenant to said Unit as set forth therein, to which reference is made for a more complete description thereof.

BEING a portion of the same property conveyed to Robert M. Bernstein and spouse, Irma S. Paz by Warranty Deed from Holly G. Butler, unmarried and Stephen D. Bloch, unmarried, of record in Instrument No. 20050705-007695 in the Register's Office for Davidson County, Tennessee; being further conveyed to Robert M. Bernstein and Irma S. Paz Bernstein, husband and wife, as tenants by the entirety by Quitclaim Deed from Robert M. Bernstein and Irma S. Paz Bernstein f/k/a Irma S. Paz, husband and wife, of record in Instrument No. 20130117-0005788, Register's Office for Davidson County, Tennessee.

This is improved property known as 812 Clayton Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 843, Page(s) 96 and 97, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of April, 2017.

Robert M. Bernstein

Irma S. Paz Bernstein

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, Robert M. Bernstein and Irma S. Bernstein, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of April, 2017.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817056

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

