Davidson County DEEDWARR Recvd: 08/03/17 15:56 3 pgs Fees:18.00 Taxes:934.25 **20170803-0079552**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $252,500.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2017. Notary Public My commission expires: 11-6-17
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brett Bomwell	PRMG	**082-15-0A-045.00-CO**
2115 Yeaman Place #306	1265 Corona Point Ct.	
Nashville, TN 37206	Corona, CA 92879	

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,

Dean Berner, Successor Trustee of the Dogwood Land Trust dated October 25, 2012

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

Brett Bomwell, unmarried

(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 306 and Parking Space 154, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283 and Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Steve Bryan, Trustee of the Dogwood Land Trust U/A/D October 25, 2012, by Special Warranty Deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company, of record as Instrument No. 20121119-0106636 in the Register's Office for Davidson County, Tennessee; Dean Berner having since been appointed as Successor Trustee

by First Amendment to Trust Agreement for Dogwood Land Trust, Removal of Trustee dated March 21, 2013.

This is improved property known as 2115 Yeaman Place #306, Nashville, TN 37206.

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 any applicable Plan of record 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 1st day of August, 2017.

Dean Berner, Successor Trustee
Dean Berner, Successor Trustee of the Dogwood
Land Trust Agreement dated October 25, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dean Berner, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Successor Trustee of the Dogwood Land Trust Agreement dated October 25, 2012) and that as Successor Trustee he is authorized by the Trust to execute the within instrument as its Successor Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2017.

Mitchell A. Watts
Notary Public

My Commission Expires: 9.21.17

STATE OF TENNESSEE NOTARY PUBLIC
MITCHELL A. WATTS
COUNTY OF SUMNER

SolomonParks File No. 817126

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.