BILL GARRETT, Davidson County
Trans:T20170070263 DEEDWARR
Recvd: 08/14/17 12:36 2 pgs
Fees:13.00 Taxes:3422.50

20170814-0083149

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Truc Minh Le and Hong Yu, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ** ~~Hunter Bernstein and wife, Andrea Bernstein~~, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

**HUNTER BERNSTEIN AND ANDREA BERNSTEIN, TENANTS IN COMMON

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat of Resubdivision of Lots 54 & 55, Bransford Realty Company's Westmoreland Place Subdivision, or record as Instrument No. 20121016-0094705, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Truc Minh Le and Hong Yu, husband and wife, by deed from Christopher Haynes and wife, Melissa R. Haynes, dated June 28, 2013, of record in Instrument No. 20130705-0069897, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2902 A West Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of August, 2017.

Truc Minh Le

Hong Yu

State of Tennessee)
County of Davidson)

On this 3rd day of August, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Truc Minh Le and Hong Yu, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 925,000.00.

Affiant

Sworn and subscribed before me on this the 3 day of August, 2017.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hunter Bernstein 3429A 33rd Ave S. Nashville, TN 37212	NEW OWNER	104-14-0-072.00