WARRANTY DEED

LATRECE MCADOO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 12446 Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Michelle Rubarts	Mortgage Investors Group	142090c.88900c0
(NAME)	(NAME)	
889 General George Patton Rd.	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Helen Joan Bernardin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **K. Michelle Rubarts,** unmarried 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 889, together with the carport designated Mo. 889-C on the plan of River Plantation Section Five, Phase One, Lot Two, of record in Book 5200, Page 257, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Joseph F. Bernardin and spouse, Helen Joan Bernardin, by deed of record in Book 8627 , Page 124 , Register's Office for Davidson County, Tennessee. The said Joseph F. Bernardin having since died.

This instrument is executed on behalf of Helen Joan Bernardin by Julia Ann Nelson and Junior Thomas Nelson as Co- Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20170830-0089069 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 889 General George Patton Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170075604 DEEDWARR
Recvd: 08/30/17 09:55 3 pgs
Fees:18.00 Taxes:851.00
20170830-0089070

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/our hands this 25th day of August, 2017.

Helen Joan Bernardin by Julia Ann Nelson, Co-Attorney-in-fact

Co-Attorney in fact

Helen Joan Bernardin by Julia Ann Nelson,
Co-Attorney-in-fact

Helen Joan Bernardin by Junior Thomas Nelson,
Co-Attorney-in-fact

State of ~~Tennessee~~
County of DAVIDSON

On this the 25th day of August, 29017 before me personally appeared Julia Ann Nelson ~~and Junior Thomas Nelson~~ the people who executed the foregoing instrument on behalf of Helen Joan Bernardin and acknowledged that they executed the same as the free act and deed of the said Helen Joan Bernardin, through Power of Attorney granted them by the said Helen Joan Bernardin.

WITNESS my hand and seal this 25th day of August, 2017.

Notary Public
My Commission Expires: 1-6-19

File No.: 12446

VICKI W. MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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/our hands this 25th day of August, 2017.

Helen Joan Bernardin by Julia Ann Nelson,
Co-Attorney-in-fact

Helen Joan Bernardin by Junior Thomas Nelson,
Co-Attorney-in-fact

State of Tennessee
County of Davidson

On this the 25th day of August, 29017 before me personally appeared ~~Julia Ann Nelson~~ Jun and Junior Thomas Nelson the people who executed the foregoing instrument on behalf of Helen Joan Bernardin and acknowledged that they executed the same as the free act and deed of the said Helen Joan Bernardin, through Power of Attorney granted them by the said Helen Joan Bernardin.

WITNESS my hand and seal this 25th day of August, 2017.

Notary Public
My Commission Expires: May 3, 2021

DEBBIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

File No.: 12446