WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-5PR-17-805

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A Wyle and Cecilia Wyle	**New Owner**	
(NAME)	(NAME)	
805 Bellevue Rd		**142-06-0C-053.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. BERNSTEIN AND WIFE, HEDWIG M. BERNSTEIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES WYLE AND CECILIA WYLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5A on the Plan of Doral Country Villa Condominiums, Section 6, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Plat Book 5011, Page 395, and made applicable to Section 6 in Book 5260, page 767, rerecorded in Book 5260, page 817, and further amended in Book 5260, page 769, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5200, page 32, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to William H. Bernstein and Hedwig M. Bernstein, husband and wife by Warranty deed from William C. Klein, unmarried of record in Instrument No. 20111212-0096724 Register's Office for Davidson County, Tennessee, dated December 9, 2011 and recorded on December 12, 2011; and to Viola Furst Bernstein, as to a life estate by Quitclaim Deed of record in Instrument No. 20111222-0100264, Register's Office for Davidson County, Tennessee. Viola Furst Bernstein having since died on September 12, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5011, Page 395, and made applicable to Section 6 in Book 5260, page 767, rerecorded in Book 5260, page 817, and further amended in Book 5260, page 769, and Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee.
- Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Bellevue Rd, Nashville, Tennessee 37221**.

Bill Garrett Davidson County
Batch# 30508 **DEEDWARR**
11/28/2017 10:07:56 AM 2 pgs
Fees: $13.00 Taxes: $662.30

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 22nd DAY OF NOVEMBER, 2017.

William H. Bernstein by Laura Mitchell, Attorney-In-Fact
William H. Bernstein by Laura Mitchell, Attorney-In-Fact

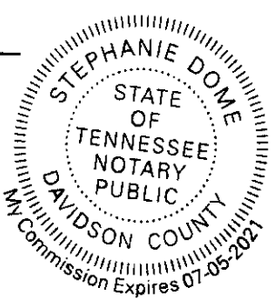
Hedwig M. Bernstein by Laura Mitchell, Attorney-In-Fact
Hedwig M. Bernstein, by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM H. BERNSTEIN AND HEDWIG M. BERNSTEIN, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM H. BERNSTEIN AND HEDWIG M. BERNSTEIN.

Witness my hand and official seal, this the 22nd of November, 2017.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212