Bill Garrett Davidson County
Batch# 75818 DEEDWARR
04/03/2018 10:41:27 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20180403-0030942

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Elaine Williamson
Affiant

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hany Farid, married	Hany Farid (NAME)	
4213 Sandstone Dr., (ADDRESS)	4213 Sandstone Dr., (ADDRESS)	025-08-0-054.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William H. Bernstein and Hedwig M. Bernstein, Trustees, or their successors in interest, of the Bernstein Living Trust dated January 19, 2018, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hany Farid, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND LYING AND BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF GOODLETTSVILLE, BEING LOT NO. 2 ON THE PLAN OF THE MEDICAL CENTER SUBDIVISION OF RECORD IN BOOK 9700, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM HENRY BERNSTEIN AND WIFE, HEDRIG M. BERNSTEIN BY WARRANTY DEED FROM GLENN NABORS AND WIFE, NANCY NABORS, OF RECORD BY INSTRUMENT NUMBER 20150506-0041122 AND NAME CORRECTED BY SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20150630-0062656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO WILLIAM H. BERNSTEIN AND HEDWIG M. BERNSTEIN, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE BERNSTEIN LIVING TRUST DATED JANUARY 19, 2018 BY QUITCLAIM DEED FROM WILLIAM HENRY BERNSTEIN AND WIFE, HEDWIG M. BERNSTEIN OF RECORD IN INSTRUMENT NO. 20180125-0007766 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 601 S Main Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 30th day of March, 2018.

WARRANTY DEED
(Continued)

William H. Bernstein, Trustee of the Bernstein Living Trust
dated January 19, 2018

Hedwig M. Bernstein, Trustee of the Bernstein Living Trust
dated January 19, 2018

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 William H. Bernstein and Hedwig M. Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of the Bernstein Living Trust dated January 19, 2018, and in their capacity as such Trustees acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 30th day of March, 2018.

Notary Public

My Commission Expires: 7/2/20

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072