Bill Garrett Davidson County
Batch# 93543 DEEDWARRSP
05/17/2018 02:35:37 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50
20180517-0047433

Special Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $885,000.00. Affiant Subscribed and sworn to before me, this the 14th day of May, 2018. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sadsuzz Brewpub, LLC	NEW OWNER	
307 North 16th Street		083-10-0-130.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM H. BERNSTEIN, TRUSTEE OF THE BERNSTEIN LIVING TRUST DATED JANUARY 19, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SADSUZZ BREWPUB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south lot of the Plan of G. S. Williams Subdivision of Lots 266, 267, 268 and 269, in McEwen Pl Sub. of record in Book 332, Page 133, as of record in Plat Book 3106, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William H. Bernstein and wife, Hedwig M. Bernstein by Warranty deed from Burton Barnes and wife, Michele Barnes of record in Instrument No. 20000223-0017765 Register's Office for Davidson County, Tennessee, dated February 16, 2000 and recorded on February 23, 2000.

Being the same property 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 H. Bernstein and wife, Hedwig M. Bernstein of record in Instrument No. 20180125-0007773 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 25, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved ( ) improved (X) property, known as 307 North 16th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of May, 2018.

Bernstein Living Trust dated January 19, 2018

William H. Bernstein, Trustee

STATE OF Georgia
COUNTY OF Glynn

JOAN S. GOMES NOTARY PUBLIC GLYNN COUNTY, GA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William H. Bernstein, Trustee of the Bernstein Living Trust dated January 19, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2018.

Joan S. Gomes
Notary Public

My Commission Expires: August 20th, 2018