Name and Address of New Owner:
Joe L. Pell and Shelly D. Pell
807 18th Avenue South
#307
Nashville, TN 37203

Send Tax Bills To:
Joe L. Pell and Shelly D. Pell
807 18th Avenue South
#307
Nashville, TN 37203

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 092-16-0C-307.00-C

Bill Garrett Davidson County
Batch# 94477 DEEDWARR
05/18/2018 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $910.20
20180518-0048010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Berneman, a married man, and Louis Berneman, a married man, and Harriet Berneman, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joe L. Pell and Shelly D. Pell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 307 on the Plan of 807 EIGHTEENTH AVENUE CONDOMINIUMS as established under Master Deed of record in Instrument No. 20041214-0148798, and as amended in Instrument No.20041216-0149823 and in Instrument No.20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" of record in Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking space #16 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with this unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Steve B. Berneman and Louis Berneman and wife,

Harriet Berneman, by Warranty Deed from John W. Nelley, III, of record in Instrument No. 20061214-0154340, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of May, 2018.

_____(SEAL)
Steven Berneman

Louis Berneman by Steven Berneman his AIF (SEAL)
Louis Berneman by Steven Berneman, his Attorney-In-Fact

Harriet Berneman by Steven Berneman her AIF (SEAL)
Harriet Berneman by Steven Berneman, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2018, before me personally appeared Steven Berneman to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of May, 2018.

_____
Notary Signature
My commission expires: 6/20/2021

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

State of Tennessee

County of Davidson

On this 15th day of May, 2018, before me personally appeared Steve Berneman, 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 Louis Berneman acknowledged that such person executed the same as the free act.

Witness my hand, at office, this 15th day of May, 2018.

Notary Signature
My commission expires: 6/20/2021



State of Tennessee

County of Davidson

On this 15th day of May, 2018, before me personally appeared Steve Berneman, 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 Harriet Berneman acknowledged that such person executed the same as the free.

Witness my hand, at office, this 15th day of May, 2018.

Notary Signature
My commission expires: 6/20/2021



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $246,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of May, 2018.

Notary Public
My commission expires: March 18, 2019
File No. 2018-121



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/10/2018