This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $549,000.00.

Affiant

Subscribed and sworn before me this the 18th day of May, 2018.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Bill Garrett Davidson County
Batch# 95482 DEEDWARR
05/22/2018 12:10:57 PM 2 pgs
Fees: $13.00 Taxes: $2,031.30

20180522-0049004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Berndt	SunTrust Mortgage, Inc.	102-12-0 112.00
804 Hillwood Blvd	901 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN D. PATYK, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID BERNDT AND ALYSON BERNDT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Hillwood Subdivision, Section 1 as of record in Book 3700, Page 140, Register's office for said County.

Said Lot No. 276 fronts 163.79 feet on the northeasterly side of Hillwood Boulevard and extends back 236.1 feet on the northwesterly line and 241.6 feet on the southeasterly line, to a line in the rear on which it measures 181.68 feet.

Being the same property conveyed to Benjamin D. Patyk by deed from Russell D. Patyk and Kathryn Van Winkle-Patyk, Husband and Wife, of record in Instrument No. 20170428-0041892, dated 04/14/2017, Register's Office for said County.

Also being the same property conveyed to Russell D. Patyk and Kathryn Van Winkle-Patyk, husband and wife, by deed from William R. Sneed and wife, Nancy C. Sneed of record in Instrument No. 20140620-0054138, dated 05/23/2014, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 804 Hillwood Blvd, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of May, 2018.

Benjamin D. Patyk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin D. Patyk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2018.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212