PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Bill Garrett Davidson County
Batch# 116730 DEEDWARR
07/16/2018 02:30:08 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180716-0068915

W & I Ref: (RE) Title No.: 59752
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Matthew Valcourt<br>810 Clayton Avenue<br>Nashville, TN 37204 | Quicken Loans, Inc. ISAOA<br>1050 Woodward Ave.<br>Detroit, MI 48226 |

**TAX MAP PARCEL NUMBERS:** 118060R00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Bernstein and Irma S. Paz Bernstein, husband and wife, as tenants by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Valcourt,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for X Roads Project of record in Instrument No. 20160516-0048386, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert M. Bernstein and spouse, Irma S. Paz by Warranty Deed from Holly G. Butler, unmarried, Stephen D. Bloch, unmarried, dated July 1, 2005 and recorded on July 5, 2005 of record in Instrument No. 20050705-007695, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 28, 2012, recorded January 17, 2013 of record in Instrument No. 20130117-0005788, said Register's Office. Said property was conveyed to Robert M. Bernstein and Irma S. Paz Bernstein, husband and wife, as tenants by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160516-0048386, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160516-0048386, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
All Mattes shown on Book 843, pages 96 and 97, said Register's Office.

**This is improved property, known as 810 Clayton Avenue, Nashville, TN 37204**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of July, 2018.

**Robert M. Bernstein**

**Irma S. Paz Bernstein**

**State of** Tennessee

**County of** Davidson

On this 13th day of July, 2018, before me the undersigned authority, personally appeared Robert M. Bernstein and Irma S. Paz Bernstein, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 13th day of July, 2018.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2018