THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ryan J. Bernstein and Lindsay Bernstein
1359 Timber Valley Drive
Nashville, TN 37214
SEND TAX BILLS TO:

New owner

Bill Garrett Davidson County
Batch# 125142 DEEDWARR
08/07/2018 10:26:23 AM 2 pgs
Fees: $13.00 Taxes: $740.00



20180807-0077477

WARRANTY DEED

(Map 108 - 16, Parcel 293.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **GABRIELLE GARNER**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **RYAN J. BERNSTEIN and LINDSAY BERNSTEIN, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 75-B, Plan of Percy Priest Woods, Section II, Zone Lot Division of Lots Nos 75 and 81, according to plat and survey of same appearing of record in Plat Book 6250, page 307, amending Plat Book 5800, page 259, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Gabrielle Garner, by Warranty Deed from Music City Holdings, LLC, dated May 9, 2018, of record in Instrument No. 20180514-0045705, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 307; to Declaration of Covenants, Conditions and Restrictions of record in Book 5984, page 865; Book 6020, page 270; Book 6093, page 392; Book 6353, page 307; Book 6560, page 667; Book 10420, page 228; and Book 11044, page 988, in said Register's Office. Omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped person; to Grant of Easement of record in Book 6071, page 491, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1359 Timber Valley Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of July, 2018.

GABRIELLE GARNER

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 Gabrielle Garner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of July, 2018.

Notary Public

My commission Expires: May 15th, 2021

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 20180531