WARRANTY DEED

Bill Garrett Davidson County
Batch# 128415 DEEDWARR
08/13/2018 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180813-0079848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Rachel B Keene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF August 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel B. Keene	Citizens Bank, N.A.	
(NAME) 4423 Belmont Park Terrace	(NAME) 6100 Tower Circle, Ste 600	131 07 0 168.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES BERNSEN AND DEBORAH WHITE, CO-TRUSTEES OF THE CHARLES BERNSEN AND DEBORAH WHITE REVOCABLE TRUST U/A/D JANUARY 5, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL B. KEENE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 3-B on the plan of Zone Lot Division, Lots 2 & 3, Gilbert Place of record in Book 6050, Page 117, as amended in Book 6250, Page 886, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Susanne R. Nasseh, unmarried and Garry L. Burke, unmarried to Charles Bernsen and Deborah G. White, husband and wife, as recorded on the 28th day of July, 2004 in Instrument No. 20040728-0090052, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Tennessee Quitclaim Deed from Charles Bernsen and wife, Deborah White to Charles Bernsen and Deborah White Revocable Trust, as recorded on the 11th day of January, 2018 in Instrument No. 20180111-0003920, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4423 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 10th day of August, 2018

THE CHARLES BERNSEN AND DEBORAH WHITE REVOCABLE TRUST U/A/D JANUARY 5, 2018

BY: X

CHARLES BERNSEN, CO-TRUSTEE

BY: Deborah White

DEBORAH WHITE, CO-TRUSTEE

STATE OF INDIANA

COUNTY OF MONROE

Personally appeared before me, the undersigned notary public, Charles Bernsen and Deborah White with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees The Charles Bernsen and Deborah White Revocable Trust U/A/D January 5, 2018, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal this 10th day of August, 2018.

Commission expires: 03/08/2023

Teresa Ann Hanson

Notary Public

NOTARY PUBLIC SEAL STATE OF INDIANA

TERESA ANN HANSON
My Commission Expires
March 8, 2023
Commission Number NP0663853
Monroe County

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

