Karen Johnson Davidson County
Batch# 208689 DEEDWARR
03/22/2019 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190322-0026266

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **300,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/21/2019** Notary Public MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Bernstein and Lindsay Bernstein	New Owner	**136-00-0-131**
(NAME) **3049 Smith Springs Road**	(NAME)	
(ADDRESS) **Nashville, TN, 37013**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chad L. Till and Ashley Till, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan J. Bernstein and Lindsay Bernstein, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

I Beginning at an iron pin on the South margin of Smith Springs Road, that is 383 feet, more or less, East of a common line between Hugh W. Lusk and the United States of America, and proceeding as follows: With the South margin of Smith Springs Road, South 51° 36' East, a distance of 50.0 feet to an iron pin; thence North 38° 24' East, a distance of 5.0 feet to an iron pin; thence South 51° 36' East, a distance of 220.0 feet to an iron: pin; thence leaving said margin, South 30° 39' West, a distance of 684.8 feet to an iron pin; thence North 6° 31' East, a distance of 338.5 feet to an iron pin; thence North 81° 14' West, a distance of 160.0 feet to an iron pin; thence North 32° 59' East, a distance of 467.0 feet to the point of beginning.

Being the same property conveyed to Chad L. Till, an unmarried person by Deed dated February 20, 2015 from Karen L. Trusty, unmarried and Lori L. Weber, unmarried, in Instrument Number 20150225-0016227, in the Official Records of Davidson County, Tennessee.

Ashley Till, spouse of Chad L. Till, hereby joins in this conveyance to relinquish any and all marital and/or other rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3049 Smith Springs Road, Nashville, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **March,2019**.

Chad L. Till

Ashley Till

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Chad L. Till and Ashley Till**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **March, 2019**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY