Karen Johnson Davidson County
Batch# 214630 DEEDWARR
04/05/2019 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20190405-0031247

#34692

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34692-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Terri Goodwin Affiant Subscribed and sworn to before me this 5th day of April, 2019. GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Yvette D. Phinder 4200 West End Ave.,#302 Nashville, TN 37205	**Send Tax Bills To:** Yvette D. Phinder 4200 West End Ave.,#302 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 103 12 0 A 014 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terri Goodwin, Executor of the Estate of Minnie Berlin, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yvette D. Phinder, married** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4200 West End Ave.,#302, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of April, 2019.

Terri Goodwin, executor

Terri Goodwin, Executor of the Estate of Minnie
Berlin Estate of Minnie Berlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terri Goodwin, Executor of the Estate of Minnie Berlin Estate of Minnie Berlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of Harding House, of record in Plat Book 4675, page 60, revised in Plat Book 4860, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Harding House, a Condominium, a horizontal property regime established by Master Deed, Charter and By Laws of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, page 767, said Register's Office. Covered parking space No. 18 (erroneously referred to as Covered parking space No. 302 in prior Deed of record) as shown on Plan is a limited common element for the exclusive use of the occupant of said Apartment No. 302.

Being the same property conveyed to Minnie Berlin, unmarried and Bailey Berlin, unmarried by deed dated June 11, 1992 from Emily Magid, unmarried of record in Book 8651, page 233, Register's Office for Davidson County, Tennessee. Bailey Berlin having since died on October 6, 1995 leaving a Last Will and Testament filed in Docket No. 11P984, Probate Court for Davidson County, Tennessee for the purpose of establishing muniment of title to subject property. In accordance with the terms of said Will, subject property was devised to Minnie Berlin. Minnie Berlin having since died on July 10, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P1451, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Minnie Berlin directed her Executor to sell subject property. Terri Goodwin was granted Letters Testamentary.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 103 12 0 A 014 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Harding House, a Condominium, of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, pages 767 and 769, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, page 60, revised in Book 4860, page 82, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

