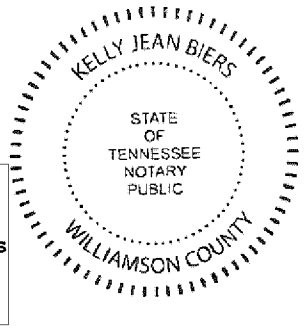
WARRANTY DEED



Karen Johnson Davidson County
Batch# 250385 DEEDWARR
06/28/2019 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20190628-0063104

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day June 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jyssica Sule	Wells Fargo Bank Wells Fargo Home Mtg	142-06-0C-053.00CO
(NAME) 805 Bellevue Road	(NAME) PO Box 51162	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Los Angeles, Ca 90051	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we James Wyle and Cecilia Wyle, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jyssica Sule, a married person, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 5A, on the plan of Doral Country Villa Condominiums, Section 6, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Plat Book 5011, Page 395, and made applicable to Section 6 in Book 5260, page 767, rerecorded in Book 5260, page 817, and further amended in Book 5260, page 769, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, Section 6, as of record in Book 5200, page 32, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to William H. Bernstein and Hedwig M. Bernstein, husband and wife by Warranty Deed dated 12/09/2011 from William C. Klein, unmarried of record in Instrument 20111212009672 4, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Viola Furst Bernstein, as to a life estate by Quit Claim Deed dated 12/16/2011 from William H. Bernstein and wife, Hedwig M. Bernstein of record in Instrument 20111222010026 4, Register's Office for Davidson County, Tennessee. Viola Furst Bernstein died on September 12, 2017.

Further being the same property conveyed to James Wyle and Cecilia Wyle, husband and wife by Warranty Deed dated 11/22/2017 from William H. Bernstein and wife, Hedwig M. Bernstein of record in Instrument 20171128012112 5, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per Plat Book 4885, Page 142, Plat Book 5200, Page 32, Master Deed of record in Book 5011, Page 395, Said Master Deed was amended of record in Book 5260, Page 767, as amended of record in Book 5260, Page 769, Book 5260, Page 817, Instrument 200705040053687, Instrument 200705230061626, Instrument Said Master Deed was amended of record in Book 5260, Page 767, as amended of record in Book 5260, Page 769, Book 5260, Page 817, Instrument 200705040053687, Instrument 200705230061626, Instrument Grant of Easement of record in Instrument 201806110055670, Charter of the Homeowners Association of record in Book 5220, Page 112, Quitclaim Deed to the Homeowner's Association of record in Book 5400, Page 89, as clarified in Instrument 200603200031820, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 805 Bellevue Road, Nashville, TN 37221

(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 24th day June 2019 .

James Wyle

Cecilia Wyle

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wyle and Cecilia Wyle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of June, 2019.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 20, 2023

File No.: 456604
Warranty Deed TN

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)