THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-10494-BW



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 350620 DEEDWARR
01/30/2020 11:06:22 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200130-0011164

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Bernstein	New Owner	
1203A N 5th Street		071-16-0-189.00
Nashville, TN 37207		
(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, **Alan B. Minchew, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Bernstein, unmarried 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. 89 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paul B. Mitchell, Jr. and Thomas M. Mitchell by Warranty Deed from Paul B. Mitchell and wife, Nannie S. Mitchell, of record in Book 5983, page 811, Register's Office for Davidson County, Tennessee, dated October 22, 1982 and recorded on December 29, 1982. The said Thomas M. Mitchell died, a widower, and without issue on December 8, 2003, leaving his brother, Paul B. Mitchell, Jr., as his sole surviving heir at law. The said Paul B. Mitchell died on August 11, 2014, leaving his wife, Mildred Mitchell as his sole surviving heir at law, all as evidenced by Affidavits of Heirship recorded in Instrument No. 20161026-0113281 and in Instrument No. 20161130-0125401, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to GRE, LLC by Warranty Deed from Mildred Mitchell, single, of record in Instrument No. 20180823-0083678, Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 23, 2018.

Being a portion of the same property conveyed to GRE, LLC by Quitclaim Deed from GRE, LLC, of record in Instrument No. 20180830-0086109, Register's Office for Davidson County, Tennessee, dated August 25, 2018 and recorded on August 30, 2018. The purpose of said deed is to re-establish the underlying lot lines.

Being a portion of the same property conveyed to Alan B. Minchew by Warranty deed from GRE, LLC A Tennessee, Limited Liability Corporation of record in Instrument No. 20181011-0100898 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1203A N 5th Street, Nashville, TN 37207.**

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 the 27th day of January, 2020.

Alan B. Minchew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alan B. Minchew** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of January, 2020.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY