Karen Johnson Davidson County
Batch# 610805 **DEEDWARR**
04/08/2021 10:49:01 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20210408-0046815

WARRANTY DEED

ROBIN BOWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/15/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyova LLC, a Tennessee limited liability company	ADDRESS OF NEW OWNER	060 08 0 021.00
(NAME) 116 Lake Point Drive	(NAME)	
(ADDRESS) Gallatin, TN 37066	(ADDRESS)	
(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, Gary Bernard and Jacqueline Bernard, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyova LLC, a Tennessee limited liability company, 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. 1 on the Plan of Resubdivision of Reserve Parcel "A" E.A. Lindsley Resubdivision, as shown on plat of record in Plat Book 8250, page 793, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gary R. Bernard and Jacqueline R. Bernard, husband and wife as tenants by the entirety, of record in Special Warranty Deed from Linda S. Warick, dated February 2, 2015, recorded as instrument no. 20150202-0009708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 8250, page 793, Memorandum of Lease, of record in Instrument No. 200305130064501, Instrument No. 200212310162588, Instrument No. 200305130064501, Instrument No. 200305130064501 and Instrument No. 200212310162588, Subordination, Non-Disturbance and Attornment Agreement, of record in Instrument No.

200305130064503, Instrument No. 200705020052666, and Instrument No. 200705020052667; Easements; Restrictions; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3021 Dickerson Pike., Nashville, TN 37207
(House Number) (Street) (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 our hands this 29th day of March, 2021.

Gary Bernard

Jacqueline Bernard

State of ~~Tennessee~~ Alabama

County of ~~Rutherford~~ Baldwin

On this 29th day of March, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gary Bernard and Jacqueline Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-16-2023

Notary Public

JEFFREY A. BRALEY
NOTARY
PUBLIC
ALABAMA STATE AT LARGE