Karen Johnson Davidson County
Batch# 976168 DEEDWARR
03/02/2023 02:20:03 PM 3 pgs
Fees: $18.00 Taxes: $7,000.40
20230302-0015095

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62987
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Wayne Creed 161 Cheek Rd. Nashville, TN 37205	First Bank 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 13009006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,892,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Bernstein and Elizabeth B. Bernstein, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Wayne Creed**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1:
Land in Davidson County, Tennessee, being the Westerly 115 feet of the Easterly 135 feet of Lot No. 13, Block "D" on the Plan of (Revised) Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of lot fronts 115 feet on the Southerly side of Cheek Road, and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street. And, also conveyed without warranties of title is the portion of subject property originally conveyed in Book 2145, page 337, said Register's Office, described as follows:

Tract 2:
A strip of land 25 feet wide and 115 feet long, which strip of land was formerly an unaccepted dedicated street on the "Revised Plan of Highlands of Belle Meade No. 2," which parcel of land begins at the Southeast corner of a lot presently owned by said Grantor and hereinafter described, and runs westerly 115 feet to a point, said point being the Southwesterly corner of the presently owned Grantor's lot; thence Southerly 35 feet along the line which is a continuation of the Westerly border of lot presently owned by Grantor; thence 115 feet Easterly to a point on the line, which line is a continuation of the Westerly border of Grantor's presently owned lot; thence Southerly 25 feet back to the point of beginning.

Being the same property conveyed to Thomas J. Bernstein and wife, Elizabeth J. Bernstein by Warranty Deed from Paul L. Huddleston and wife, Mary Hollis Huddleston, dated September 2, 2016 and recorded on September 7, 2016 of record in Instrument No. 20160907-0094017, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan of record in Book 843, page 18, said Register's Office. Restrictions contained in instruments of record in Book 1713, page 361 and Book 1759, page 54, said Register's Office; and Easement to Southern Belle Telephone and Telegraph Company of record in Book 1065, page 6, said Register's Office.

This is improved property, known as 161 Cheek Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2023.

Thomas J. Bernstein

Elizabeth B. Bernstein

State of Tennessee

County of Davidson

On this 27th day of February, 2023, before me the undersigned authority, personally appeared Thomas J. Bernstein and Elizabeth B. Bernstein, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,892,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2023.

Notary

My Commission Expires: _____

