WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/01 08:11 2pgs
Fees:13.00 Taxes:814.00

20011012-0111289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Bergeson	Patrick Bergeson	Map: 131
(NAME) 1930 Castleman Drive	(NAME) 1930 Castleman Drive	Group: 7
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	Parcel: 14.00
(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, Nancy Lois Demonbreun and Elizabeth Leigh Robinson and Susan Laurie Hughes , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Bergeson, An Unmarried Person , 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:

Tract I:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of J.G. Grissim's Subdivision, in the 7th Civil District of record in Book 1424, page 36, Register's Office for said County.

Beginning at a point in the northerly margin of Castleman Drive, at the common corner of Lots Nos. 6 and 7; thence with the line between said lots, northerly 250 feet to a point; thence westerly 100 feet to the easterly margin of a 60 foot proposed road; thence with the margin of said road, southerly 225.07 feet to the beginning of a curve; thence around said curve, southeasterly 39.13 feet to a point in the northerly margin if Castleman Drive; thence with the margin of said drive, easterly 75.05 feet to the beginning.

Being the same property conveyed to James M. Robinson and wife, Peggy C. Robinson by Warranty Deed from Ernie Crawford Sheets and husband, William L. Sheets dated 08/09/1965 and recorded 08/11/1965 in Book 3922., page 452 in the Register's Office for Davidson County, Tennessee. The said James M. Robinson and Peggy C. Robinson both having since died. Nancy Lois Demonbreun, Elizabeth Leigh Robinson and Susan Laurie Hughes being the heirs of said property.

Tract II:

Commencing at a point in the northeasterly corner of the Genevieve Acuff Gebhart property of record in Book 1133, page 603, Register's Office for Davidson County, Tennessee, thence easterly 30 feet more or less along the northerly line of the property acquired by Genevieve Acuff Gebhart by Metro Ordinance No. 75-1352 to a point, said point being the northwesterly corner of the James M. Robinson and wife, Peggy C. Robinson property and the point of beginning of the land conveyed herein, thence southerly along the westerly property line of the Robinson property 250 feet more of less to a point, said point being the southwesterly corner of the Robson property and the northerly margin of Castleman Drive 16 feet to a point; thence northerly 250 feet more or less and parallel to the westerly property line of the Robinson property to a point in the northerly line of the Genevieve Acuff Gebhart property acquired by said Ordinance, thence easterly along said northerly property line 16 feet to the point of beginning.

Being the same property conveyed to James M. Robinson and wife, Peggy C. Robinson by Quitclaim Deed from Genevieve Acuff Gebhart dated 08/06/1992 and recorded 08/06/92 in Book 8696, page 292 in the Register's Office for Davidson County, Tennessee. The said James M. Robinson and Peggy C. Robinson both having since died. Nancy Lois Demonbreun, Elizabeth Leigh Robinson and Susan Laurie Hughes being the heirs of said property.

This conveyance is Subject to all matters as set forth per Plat Book 1424, Page 36, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1930 Castleman Drive, Nashville, TN 37215

(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 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/our hand(s) this 27th day of September, 2001.

Susan Laurie Hughes

Nancy Lois Demonbreun

Elizabeth Leigh Robinson

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nancy Lois Demonbreun and Elizabeth Leigh Robinson and Susan Laurie Hughes the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2001

My Commission Expire:

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 26, 2002

File Number2109128

RETURN TO:
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