File No. 250901221

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/27/05 11:11 2 pgs
Fees:13.00 Taxes:462.50

20050927-0115850

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Bergin	Franklin American Mortgage Company	
(NAME)	(NAME)	
2313 Deerwood Drive	501 Corporate Centre Drive, Ste 400	MAP/PARCEL19-095.07-0-057.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, Tennessee 37067	
(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, **Rob S. McGeeTrustee of the Rob S. McGee Revocable Living Trust U/A/D Feb. 22, 2002**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Bergin, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 197 on the Plan of MERRY OAKS, as of record in Plat Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rob McGee by Quit Claim deed from Rob S. McGee Revocable Living Trust of record in Instrument No. 200202260024237, recorded February 26, 2002, Register's Office for said County.

Easement as shown of record in Deed Book 10608, Page 604, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3827, Page 808, Register's Office of said County.

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

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 ☒ property, known as 2313 Deerwood Drive, Nashville, TN 37214
(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 heirs and 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 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 23rd day of September, 2005.

Rob S. McGee, Trustee of the Rob S. McGee Revocable Living Trust U/A/D Feb. 22, 2002

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rob S. McGee Trustee of the Rob S. McGee Revocable Living Trust U/A/D Feb. 22, 2002 with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the Rob S. McGee Revocable Living Trust U/A/D Feb. 22, 2002 the within named bargainer, and that, Rob S. McGee as such Trustee of the Rob S. McGee Revocable Living Trust U/A/D Feb. 22, 2002, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Living Trust as such Trustee.

Witness my hand at office this 23rd day of September, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250901221

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

