File No. 20060182

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 11:30 2 pgs
Fees:13.00 Taxes:281.20
20060602-0065029

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 76.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Van Mater	New Owner	43-9-171.00
(NAME)	(NAME)	
1199 Willis Branch Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Mary Louise Bergeron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Van Mater and wife, Lisa Van Mater, 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. 25 of Block "C", Woodlawn Estates, a plan of which is filed for record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Otis E. Bergeron, Sr. and wife, Mary Louise Bergeron by deed from John L. Barnett and wife, Lillian B. Barnett, dated November 13, 1973, of record in Book 4764, page 688, Register's Office, Davidson County, Tennessee. The said Otis E. Bergeron, Sr. having since died on September 15, 2005, leaving Mary Louise Bergeron as the surviving tenant by the entirety.

Lee Bergeron executes this instrument on behalf of Mary Louise Bergeron, pursuant to Power of Attorney recorded simultaneously herewith of record in Instrument No. 20060602-0065028, said Register's Office.

Subject to restrictions of record in Book 1195, page 270, and Book 971, Page 567, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 257 Dupont Avenue, Madison, TN 37115

(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 hand this 24th day of May, 2006.

Mary Louise Bergeron

BY: Lee Bergeron A.I.F.
Lee Bergeron, Attorney-in-Fact

File No. 20060182
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Bergeron with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Mary Louise Bergeron as her Attorney in Fact as the free act and deed of the within named Mary Louise Bergeron.

Witness my hand and official seal this 24th day of May, 2006.

Commission expires: 10/07/2009

Notary Public

