BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/07 10:13 2 pgs
Fees:13.00 Taxes:954.23
20070227-0024058

State of Tennessee)
County of Davidson)

G#3568-2

The actual consideration or value, whichever is greater, for this transfer is **$257,900.00.**

Affiant

Subscribed and sworn to before me this 23rd day of February, 2007.

Notary Public

My commission expires: _____

CHRISTINE E. LAND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
Exp. 8/9/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KARL S. BERGMAN and KEVIN S. BERGMAN	Northern Trust Bank, FSB	**Map 117-07-0-F Parcel 010.00co**
3461 Golf Club Lane	3000 Leadenhall Rd.	
Nashville, TN 37215	Mt. Laurel, NJ 08054	

FOR AND IN 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, I,

KIMBERLY P. SHERMAN, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARL S. BERGMAN, unmarried, and KEVIN S. BERGMAN, unmarried, as joint tenants with rights of survivorship

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 10 on the Site Plan of Brighton Court, Phase One, a Condominium regime established by a Master Deed of record in Book 6629, Page 532, as amended by Supplemental Declaration to Master Deed of record in Book 6912, Page 158, and further amended in Book 6912, Page 163, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kimberly P. Sherman and husband, Jay S. Sherman, by Warranty Deed and Irrevocable Durable Power of Attorney dated May 17, 1996, from Mary Margaret Schrepfer, a single person, of record in Book 10123, Page 416, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 173B, Page 787, and Docket No. 97D-2039, Circuit Court for said County. The subject property was further conveyed to Kimberly P. Sherman by Quitclaim Deed dated April 10, 1998, from Jacob S. Sherman, of record in Book 10885, Page 678, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Court, Phase One, a Condominium, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__XX__) unimproved (____) property, known as: **__3461 Golf Club Lane, Nashville, TN 37215__**.

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 **23rd** day of **February, 2007.**

KIMBERLY P. SHERMAN

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 **KIMBERLY P. SHERMAN, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **February, 2007.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09