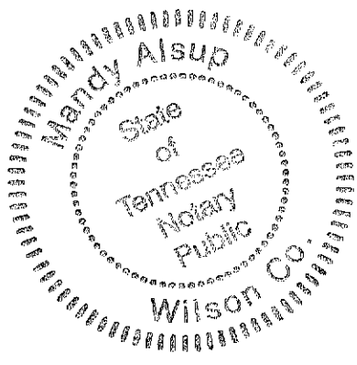



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2009.

Notary Public

My commission expires: 5/14/2011

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 07/02/09 13:52 3 pgs
Fees:18.00 Taxes:610.50
**20090702-0061917**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Melissa J. Gregory** | Franklin American | **Map/Parcel 086-14-0-B-036.00CO** |
| **2936 Chapelwood Drive** | 501 Corporate Centre Dr. #400 | |
| **Hermitage, TN 37076** | Franklin, TN 37067 | |

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 ACKNOWLEDGE, WE,

**Eric D. Berglund and wife, Katie E. Mellus-Berglund**

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

**Melissa J. Gregory, an unmarried woman**

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. 144 on the Plan of Fleetwood Subdivision, Phase One, of record in Plat book 6900, pages 465 and 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric D. Berglund and Katie E. Mellus, as joint tenants with right of survivorship, by Warranty Deed, from David W. Wilson, married, of record in Instrument No. 20051205-0145903, Dated November 29, 2005, Register's Office for Davidson County, Tennessee. Katie E. Mellus has since married and is now known as Katie Mellus-Berglund.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 465 and 466, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7170, page 987, Book 7628, page 6 and Book 7940, page 565, Register's Office for DAVIDSON County, Tennessee.
Articles of Home Owners Association of record in Book 7114, page 370, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7107, page 408 and Book 7401, page 629, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7171, page 4, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 2936 Chapelwood Drive, Hermitage, TN 37076.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of June, 2009.

Eric D. Berglund

Katie E. Mellus-Berglund

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Eric D. Berglund and Katie E. Mellus-Berglund, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **09704-DH**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

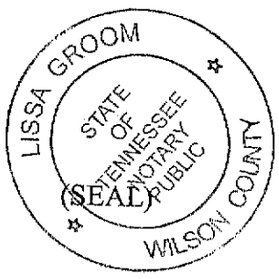
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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