WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064661 DEEDWARR
Recvd: 10/17/11 10:53 2 pgs
Fees:13.00 Taxes:438.45
20111017-0080429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015

(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Diffenderfer and Melissa Diffenderfer	Primelending, A Plainscapital Company	099507005700
(NAME)	(NAME)	
2313 Deerwood Road	18111 Preston Road, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75252	
(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, Kevin J. Bergin,*HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Diffenderfer and Melissa Diffenderfer, husband and wife, 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: *an unmarried man

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 Kevin J. Bergin, an unmarried man, by deed of record in Instrument Number 20050927-0115850 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of MERRY OAKS, of record in Plat Book 1835, page 67 and 68, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 416, Page 145, Book 1876, Page 264, Book 1855, Page 377, Book 1846, Page 109, Book 3827, Page 808, Register's Office for Davidson County, Tennessee. Easement for TVA power line.

unimproved ☐

This is improved ☒ property, known as 2313 Deerwood Road, 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 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 12th day of October, 2011.

Kevin J. Bergin

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 Kevin J. Bergin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of October 2011.

Commission expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public