# WARRANTY DEED

G-KW-12-1015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph C. Koch | Franklin American Mortgage Company | |
| 1015 North 16th Street (ADDRESS) | 501 Corporate Centre Dr., Ste. 400 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 83-2-151.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRYAN BERGMANN AND MAHLEA JONES-BERGMANN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH C. KOCH, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE UNRECORDED MAP SHOWING THE RE-SUBDIVISION OF LOT NO. 11 OF BLOCK "B" OF WEAKLEY PLACE, AND DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF NORTH 16TH STREET, 50 FEET SOUTH FROM THE SOUTHERLY MARGIN OF SHARP AVENUE, FORMERLY WEAKLY AVENUE, BEING AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 150 FEET TO AN IRON PIN IN THE WEST LINE OF LOT NO. 1; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 3, SOUTHERLY 50 FEET TO A CORNER OF LOT NO. 4; THENCE WITH THE LINE BETWEEN LOTS NOS. 3 AND 4, WESTERLY 150 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF NORTH 16TH STREET; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRYAN BERGMANN, UNMARRIED, AND MAHLEA JONES, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM STEPHEN E. SMITH, UNMARRIED, RECORDED ON THE 5TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080605-0057818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MAHLEA JONES BEING ONE AND THE SAME, AND NOW KNOWN, AS MAHLEA JONES-BERGMANN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1015 North 16th Street, Nashville, Tennessee 37206
(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), 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), 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.

BILL GARRETT, Davidson County
Trans:T20120060216 DEEDWARR
Recvd: 08/14/12 08:29 2 pgs
Fees:13.00 Taxes:553.15
20120814-0072396

Witness my/our hand(s) this 7th day of August, 2012.

Bryan Bergmann by John Gleaves, Attorney-In-Fact

Mahlea Jones-Bergmann by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of August, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bryan Bergmann and Mahlea Jones-Bergmann and who acknowledged he/she/they executed the same as the free act and deed of the said Bryan Bergmann and Mahlea Jones-Bergmann.

Witness my hand and official seal, this the 7th day of August, 2012.

Notary Public

My Commission Expires: 11/7/12

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

