BILL GARRETT, Davidson County
Trans:T20130036530 DEEDWARR
Recvd: 05/02/13 12:15 2 pgs
Fees:13.00 Taxes:551.30
20130502-0044316

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4602

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julie Carrozzi 715 N. 2nd Street Nashville, TN 37207	American Financing Corporation 3151 S. Vaughn Way, Ste. 100 Aurora, CO 80014	82-7-229.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2013.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Bryant L. Bergeron, Jr., unmarried ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Julie Carrozzi, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled R. D. Goodlett and Others' Subdivision of Lot Nos. 33 to 40 inclusive, in V. S. Lindsley's Addition to Edgefield, of record in Book 57, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 3 fronts 39.5 feet on the easterly side of North Second Street and runs back between parallel lines 174.5 feet, more or less, to an alley.

Being the same property conveyed to Bryant Bergeron, Jr., by Warranty Deed from Metropolitan Development and Housing Agency and Gregory Pollard, dated November 27, 2007, filed November 29, 2007, of record in Instrument No. 20071129-0138444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **715 N. 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **April, 2013.**

GRANTOR(S)

Bryant L. Bergeron, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bryant L. Bergeron, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **26th** day of **April, 2013.**

Notary Public

My Commission Expires: ~~12-03-13~~ 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015