WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130074369 DEEDWARR
Recvd: 08/28/13 10:22 2 pgs
Fees: 13.00 Taxes: 684.50
20130828-0090686

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph T. Blanton	Joseph T. Blanton	084-14-O-162.00
(NAME)	(NAME)	
102 Dellrose Drive	102 Dellrose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2018	Nashville, TN 37214-2018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy Bergstrom, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph T. Blanton, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Ryan Bergstrom and Heidi Bergstrom by Deed from Susan H. Lawrence and husband, James Lawrence, dated 09/02/1999 and filed for record on 09/08/1999 in Book 11654, Page 925, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie Bergstrom and wife, Judy Bergstrom by Deed from Ryan Bergstrom and wife, Heidi Bergstrom, dated 07/27/2004 and filed for record on 09/15/2004 in Instrument 200409150111163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 2133, Page 100; (2) Durable General Power of Attorney of record in Instrument 200008220082905, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 102 Dellrose Drive, Nashville, TN 37214-2018
(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/or 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/or 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 27th day of August, 2013.

Judy Bergstrom

State of Tennessee
County of Wilson

Personally appeared before me Judy Bergstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2013.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public Kimie Perry
My Commission Expires: May 03, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122