This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 163160A164.00
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Erin Bergmann
5943 Monroe Xing
Antioch, TN 37013

SEND TAX BILLS TO:
Ameris Bank
1800 Parkway Place, Ste 820
Marietta, GA 30067

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE the undersigned, **KORI D. LYONS, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ERIN K. BERGMANN, SINGLE WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit No. 302, on the Plan of Provincetown, Phase 3-A, as shown by plat appearing of record in Instrument Number 20060824-0104715 a revision of Instrument number 20060907-0110570, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Kori D. Lyons, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated March 15, 2007, appearing of record in Instrument Number 20070316-0032495, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
Subject to all matters shown on the Plan of record in Plat Book Instrument Number 20060824-0104715 and Instrument Number 20060907-0110570, Register's Office for Davidson County, Tennessee.; Easement to Qwest Communications of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee; Quitclaim Deed to HOA for Common Areas of record in Instrument Number 20060825-0105503, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Instrument Number 20031119-0168785, Instrument Number 20080812-0082993, and Instrument Number 20060825-0105504, all of the Register's Office of Davidson County, Tennessee; Subject to the rights of others in and to the common areas/elements.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than $78,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5943 Monroe Xing, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20130081741 DEEDWARR
Recvd: 09/20/13 11:35 2 pgs
Fees:13.00 Taxes:240.50
20130920-0099318

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13th day of September, 2013.

Kori D. Lyons

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kori D. Lyons, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of September, 2013.

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of September, 2013.

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-17-14

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