File Bag
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083758 DEEDWARR
Recvd: 11/06/14 08:41 2 pgs
Fees:13.00 Taxes:259.00
20141106-0102422

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith Bergstrom	Judith Bergstrom	06404008500
(NAME)	(NAME)	
303 Louriers Lane	303 Louriers Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ruthanne Terrell, a single person, and beneficiary, and Ann Luttrell, Trustee**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Judith Bergstrom,** hereinafter called the GRANTEES, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7B on the plan of Zone of Lot-Division of Lot 7, Lake Country of record in Book 5800, page 352, amending Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith Bergstrom by deed from The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc. dated 2/16/10, of record in Instrument No. 20100226-0014979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 Taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plans of record in Book 5200, page 493, amended in Book 5800, page 352; Declaration of Covenants, Conditions, and Restrictions as set out in Book 6095, page 656, and Book 6213, page 626; Charter of Lake Country Homeowners Association, Inc. of record in Book 7289, page 990, said Register's Office. Subject to the assessment of homeowners association fees, if any. Party wall for use in common with owner(s) of attached and appurtenant improvements. Subject to rights and claims of parties in possession.
This property is being sold as is.
This is not the primary residence of the Grantor(s).

unimproved ☐

This is improved ☑ property, known as 212 Lake Cove, Old Hickory, TN 37138
(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/our hands this 4th day of November, 2014.

Ruthanne Terrell

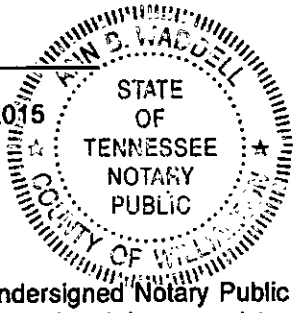
Ann Luttrell, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Ruthanne Terrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



State of Tennessee

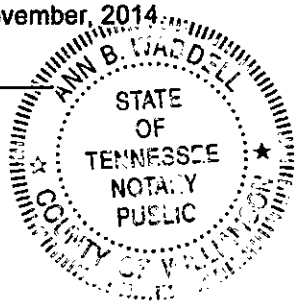
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Ann Luttrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged upon oath that she is the Trustee, as as such Trustee is authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2014.

Notary Public Ann B. Waddell

My Commission Expires: October 05, 2015



File No.: 2014-160