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BILL GARRETT, Davidson County
Trans:T20140084530 DEEDWARR
Recvd: 11/07/14 15:46 2 pgs
Fees:13.00 Taxes:517.63
20141107-0103297

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ronald Bergeron
3100 Chambley Court
Hermitage, TN 37076

SEND TAX BILL TO:
American Financial Network
3110 Chino Avenue, Ste. 290
Chino Hills, CA 91709

MAP/PARCEL 087010A06000co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sandra L. Struening, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Ronald Bergeron, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section 1A Chesney Glen of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra L. Struening, an unmarried person by deed from Beazer Homes Corp. DBA Phillips Builders of record in Book 10811, page 522, Register's Office for Davidson County, Tennessee, dated February 24, 1998 and recorded on February 26, 1998.

This is improved property known as: **3100 Chambley Court, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 288, and restrictions in Book 10278, page 279, first amendment in Book 10449, Page 215, second amendment Book 10449, Page 217, third amendment Book 10640, Page 944, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of October, 2014.

Sandra L. Struening

STATE OF New Jersey
COUNTY OF Ocean

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sandra L. Struening,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2014.

Arlene Caggiano
NOTARY PUBLIC

My Commission Expires: NOV 5, 2014

OFFICIAL SEAL
ARLENE CAGGIANO
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires Nov. 5, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC
JACKSON COUNTY
Notary No. 147436