BILL GARRETT, Davidson County
Trans:T20150003305 DEEDWARR
Recvd: 01/14/15 09:25 2 pgs
Fees:13.00 Taxes:1387.50
20150114-0003821

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF January, 2015.

(Affix Seal) Notary Public

My Commission Expires: 10/15/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BERGMAN-H14238

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JEFFREY J BERGMAN and LEAH JEAN BERGMAN, husband and wife	Nations Lending Corporation	083.02-0-289.00
314 Chapel Avenue	4 Summit Park Drive, Suite 200	
Nashville, TN 37206	Independence, OH 44131	

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 consideration, the receipt of which is hereby acknowledged, I/we, JOSEPH W. CHAMBERLAIN AND WIFE, SONJA R. CHAMBERLAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY J BERGMAN AND LEAH JEAN BERGMAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the westerly part of Lot No. 1 on the Map of Thompson Bond's Subdivision of the northerly half of Lot No. 6 on the Map of Brownsville, as of record in Book 547, page 39, Register's Office for said County.

Said part of Lot No. 1 fronts 83-1/2 feet on the easterly side of Chapel Avenue and extends back 252 feet on the northerly line with the southerly margin of Sharpe Avenue and 223.6 feet on the southerly line to the westerly line of the property conveyed to P.C. Swindell, et al, by deed from Laura M. Smith, of record in Book 2537, Page 379, said Register's Office, measuring 75 feet thereon.

Being the same property conveyed to Joseph W. Chamberlain and wife, Sonja R. Chamberlain by deed from Estate of Pauline Haden Wolf by James E. Wolf, Executor and sole devisee, joined by his wife, Barbara Wolf of record in Book 8380, Page 778, recorded on 06/24/1991, Register's.Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 314 Chapel Avenue, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 9th day of January, 2015 :

Joseph W. Chamberlain

Joseph W. Chamberlain

Sonja R Chamberlain

Sonja R. Chamberlain

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JOSEPH W. CHAMBERLAIN AND WIFE, SONJA R. CHAMBERLAIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of January, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015