WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1181

BILL GARRETT, Davidson County
Trans:T20150024983 DEEDWARR
Recvd: 04/06/15 12:31 2 pgs
Fees:13.00 Taxes:777.00
20150406-0029590

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of April, 2015.

Notary Public

Commission Expiration: 6-1-15

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY June 1, 2015

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lori W. Bervoets 1473 Timber Ridge Circle Nashville, TN 37211	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	-172040A04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William Strydom, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori W. Bervoets, married woman, as her sole and separate property**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1473 Timber Ridge Circle Nashville, TN 37211, County of Davidson

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN BEING Lot No. 47, on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Strydom, unmarried by Deed from Christopher S. Patterson and wife, Jennifer B. Patterson dated 03/30/12, filed of record in Instrument No. 201204050029070, said Register's Office.

Sarah J. Dawson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

Tax Map and Parcel ID is as follows 172040A04700CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1473 Timber Ridge Circle, Nashville, TN 37211

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 unemcumbered, 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 hand this 1st day of April, 2015.

William Strydom

Sarah J. ~~Lawson~~ SJ Dawson

STATE OF MARYLAND

COUNTY OF Anne Arundel

On this 1st day of April, 2015, before me personally appeared William Strydom AND Sarah J. Dawson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of April, 2015.

Notary Public

Commission Expiration: 11/14/15

LINDA DIANE PELTON
My Commission Expires
Notary
Public
11/14/15
ANNE ARUNDEL COUNTY, MD