BILL GARRETT, Davidson County
Trans: T20150033527 DEEDWARR
Recvd: 05/01/15 15:17 2 pgs
Fees: 13.00 Taxes: 1165.50
20150501-0039663

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2015.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew K. Clark and Rachel L. Clark	F & M Bank	083 10 0 098.00
(NAME)	(NAME)	
402 Lakehurst Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, Tn 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffrey A. Bergman and Leah Bergman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew K. Clark and Rachel Clark, husband and wife**, 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:

Being Lots Nos. 99 and 100 and the Southerly 10.00 feet of Lot No. 101, on the Map of McEwen Place of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 99, 100 and part of 101 front together 70.0 feet on the Westerly side of Lakehurst (formerly North 18th Street) and run back between parallel lines, 128.0 feet to an alley.

Being the same property conveyed to Jeffrey J. Bergman, unmarried by Warranty Deed from John R. Swendiman and wife, Zena H. Swendiman dated September 29, 2000 and recorded October 2, 2000 as Instrument No. 20001002-0097182, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey J. Bergman and Leah Bergman, husband and wife by Quitclaim Deed from Jeffrey J. Bergman, a married man who acquired title as unmarried, herein joined by his spouse Leah Bergman dated October 30, 2014 and recorded November 19, 2014 as Instrument No. 20141119-0106623, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 402 Lakehurst Drive, Nashville, TN 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 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, has 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 our hands this 28th day of April, 2015.

Jeffrey A. Bergman

Leah Bergman

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jeffrey A. Bergman and Leah Bergman, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2015.

Notary Public

My Commission Expires: ~~September 10, 2018~~ 11/20/18

(SEAL)

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County

File Number: GRN-151564