(1)

Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150040440 DEEDWARR
Recvd: 05/26/15 11:03 3 pgs
Fees:18.00 Taxes:777.00
20150526-0047963

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Bowers	First Community Mortgage	054-13-0-025
(NAME)	(NAME)	
3230 Lakeshore Drive	750 Old Hickory Blvd., Bldg. One, Suite 262	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Judith L. Bergstrom, an individual**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Megan Bowers,** an unmarried person, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 11th Councilmanic District of Davidson County, Tennessee, being the southerly part of Lot No. 13 of Section 2 on the Plan of Life & Casualty Insurance Co's Subdivision of the Dabbs & Elliott Property, known as Dupontonia, of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a new survey by John D. McCormick, RLS #674 dated 8/28/2014, as being Lot #2 on new survey as follows:

Beginning at an existing iron rod in the northerly margin of Lakeshore Drive, said point being the southeast corner of Lot #1 (of new survey) and being the southwesterly corner of Lot #2 (of new survey) herein described; thence along the easterly line of said Lot #1 N 40 deg 47 min 58 sec W a distance of 378.00 feet to an existing iron rod in the easterly line of Lot #3 (of new survey); thence along the westerly line of the Doris Binkley property recorded in QC Deed 20140210-0011788, S 66 deg 40 min 01 sec E a distance of 448.41 feet to an existing iron rod in the northerly margin of Lakeshore Drive; thence along the northerly margin of Lakeshore Drive along a curve to the right with a radius of 556.13 feet a distance of 198.34 feet to the point of beginning and containing 0.87 acres, more or less.

Seller hereby reserves a 25' ingress-egress and utility easement along the westerly property line of this tract (Lot #2 of new survey) for ingress-egress to Lot #3 (of new survey) being Parcel 054-13-0 020.01 as shown on new survey. This Easement is to run with the land. No fence or other obstruction is to be placed or constructed upon, over or across the easement. See attached Exhibit "A".

Being the same property conveyed to Leslie A. Bergstrom and wife, Judith L. Bergstrom by Warranty Deed from

Matthew Lee Taylor and wife, Donna Joan Taylor, dated June 21, 2005 and recorded June 24, 2005 of record in Instrument Number 20050624-0072770, Register's Office for Davidson County, Tennessee. Leslie A. Bergstrom died July 9, 2012 leaving Judith L. Bergstrom as surviving tenant by the entirety.

Subject to all matters shown on the plat of record in Plat Book 843, Page 56; Covenants, conditions, easements and restrictions recorded in Book 917, Page 364, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; and Easement recorded January 03, 1934 in Book 924, Page 121, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions; and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3230 Lakeshore Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of May, 2015.

Judith L. Bergstrom

State of Tennessee
County of Wilson

Personally appeared before me Judith L. Bergstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

EXHIBIT "A"

Notes

1. The purpose of this plat is to CREATE 3 LOTS & DEDICATE AN ACCESS ESMT.

2. The recording of this plat voids, vacates lot # (SEE NOTE #12)

3. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.

4. A public utility easement, adjacent to all street R.O.W., shall hereby be made a part of this recording. The proposed easement shall be twenty (20) feet.

5. The development of this project shall comply with the requirements of the adopted tree ordinance 094-1104 (Metropolitan Code Chapter 17.40, article X, tree protection and replacement procedures).

6. Size driveway culverts per the design criteria set forth by the Metropolitan Stormwater Management Manual (minimum driveway culvert in Metropolitan R.O.W. is 15" CMP.)

7. Metropolitan Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any Stormwater facilities within the property.

8. Individual water and sewer service lines are required for each lot.

9. Minimum building setback lines to be determined by the Metropolitan Zoning Regulations.

10. This property is not in a Fema Flood Zone according to Fema Community Panel No. 47037C0 232F.

11. BEARINGS WERE COMPUTED FROM EXIST. DEEDS.

12. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOT #13, PART OF LOT #14 AND PART OF LOT #15 AS SHOWN ON THE "PLAN OF LIFE AND CASUALTY INSURANCE COMPANY SUBDIVISION" AS OF RECORD IN PLAT BK. 843 PAGE 56.

13. EXISTING ZONING RS20.



