BILL GARRETT, Davidson County
Trans:T20150052320 DEEDWARR
Recvd: 06/30/15 09:49 2 pgs
Fees:13.00 Taxes:999.00
20150630-0062769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2015

NOTARY PUBLIC

My Commission Expires: 8/18/18

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Deborah L. Bergeson 804 Musket Trail Nashville, TN 37217	same address as new owner	135-16-0A-002.00CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHARON CARTER, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DEBORAH L. BERGESON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tracts 8, 9 and 10 of Nashboro Villiage of record in Plat Book 5200, Page 186-189, 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 SHARON L. MYRICK AND WINFRED MYRICK, WIFE AND HUSBAND, by deed from CHARLES D. GAYLOR AND WIFE, WANDA S. GAYLOR, of record as Instrument No. 20070605-0067136, dated June 1, 2007, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20080130-0009635, said Register's Office. Then being further conveyed to SHARON CARTER (FKA

SHARON L. MYRICK), by Quitclaim Deed from WINFRED MYRICK, of record as Instrument No. 20120629-0057408, dated May 21, 2012, said Register's Office.

This improved property is known as 804 Musket Trail, Nashville, TN 37217.

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. We do covenant with 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 unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of June, 2015.

Sharon Carter by Artmas L. Worthy, her Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 23 day of June, 2015, before me personally appeared Artmas L. Worthy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon Carter, and who acknowledged that he executed the same as the free act and deed of Sharon Carter.

Witness my hand and official seal at office, this 23 day of June, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY