WARRANTY DEED

2016-451

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2016.

(Affix Seal)

Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

ANCHOR TITLE, LLC

725 Cool Springs Boulevard, Suite 201

Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory D. Bergman and Debra A Weaber 109 Rifle Range Road Old Hickory, TN 37138	SAME	053.16-0-305.00

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, **David A. Power**, **a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gregory D. Bergman and Debra A. Weaber, 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:

The land with all the buildings and improvements thereon, situated at 109 Rifle Range Road, Town of Old Hickory, Davidson County, State of Tennessee, said premises being further described as follow:

Being located in the Fourth Councilmanic District of Lakewood, Davidson County, Tennessee, being Tax Map 53-16, Parcel 305 and property of Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, Register's Office Davidson County, Tennessee, (R.O.D.C., TN), being more particularly described as follows:

Beginning at an iron pipe (old), being the southeast corner of the herein described property and the southwest corner of (Map 53-16 Parcel 84), remaining property of said Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, (R.O.D.C., TN) and the northeast corner of the Jana L. Reasonover property of record in Instrument Number 20030221-0023310 (R.O.D.C., TN), and a common corner with the Mary E. Blanchette property of record in Deed Book 3372, Page 149 (R.O.D.C., TN); Thence, with Reasonover northerly line, S 80 deg 27' 00"W 203.18 to a point in the centerline of Rifle Range Road, passing a witness pic (new) at 185.18';

Thence, with the centerline of said Road, N 09 deg 33'00" W 100.00" to a point in the centerline of Rifle Range Road, being the northwest corner of the herein described property;

Thence, leaving said centerline of Rifle Range Road and running with the southerly property line of Joel Eric Hale of record in Instrument Number 20060213-0017186 (R.O.D.C., TN), N 80 deg 27'00" E 203.18' to an iron pin (new), passing a witness pin (new) at 18.00', to common corner with property of Thomas I. Hanner of record in Deed Book 10528, Page 36, (R.O.D.C., TN), and being the northeast corner of the aforementioned remaining property of Yvonne M. and Deineka J. Chance, (Parcel 84): Thence, with said remaining Chance westerly line, S 09 deg 33' 00" E 100.00' to the Point of the Beginning.

Being the same property conveyed to David A. Power from Federal National Mortgage Association aka Fannie Mae by Special Warranty Deed dated November 14, 2008 and recorded November 18, 2008 in Instrument Number 200811180113712, Register's Office for Davidson, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160056878 DEEDWARR
Recvd: 07/05/16 11:00 2 pgs
Fees:13.00 Taxes:314.50
20160705-0068290

( ) **unimproved**
This is (X) improved property know as 109 Rifle Range Road, Old Hickory, TN 37138-2305.

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 30th day of June, 2016

David A. Power

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named David A. Power, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 30th day of June, 2016.

Notary Public
My Commission Expires: 6-30-2016

