Davidson County DEEDWARR
Recvd: 11/04/16 14:19 3 pgs
Fees:18.00 Taxes:503.20
20161104-0117198

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Rhonda Dust
Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2016.

Tammy Rush
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires Dec 23, 2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Cimino, unmarried	same (NAME)	
7650 Wilkinson Road (ADDRESS)	(ADDRESS)	009-00-0-194.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul T. Bergfalk and wife, Betty S. Bergfalk, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter Cimino, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOCATED IN THE 1ST COUNCILMATIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, ON THE EAST SIDE OF WILKINSON ROAD, AND BEING A PORTION OF THE PROPERTY FOUND IN DEED BOOK 5650, PAGE 788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF WILKINSON ROAD, SAME BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF GEORGE L. HUFFMAN; THENCE LEAVING ROAD WITH LINE OF HUFFMAN NORTH 58 DEGREES 15 MINUTES 55 SECONDS EAST 104.45 FEET TO AN IRON PIN AT A METAL POST; THENCE NORTH 29 DEGREES 44 MINUTES 35 SECONDS EAST 139.24 FEET TO AN IRON PIN AT A METAL POST; THENCE NORTH 72 DEGREES 41 MINUTES 45 SECONDS EAST 110.57 FEET TO AN IRON PIN AT A METAL POST; THENCE NORTH 21 DEGREES 03 MINUTES 05 SECONDS EAST 34.83 FEET TO AN IRON PIN AT A METAL POST; THENCE WITH LINE OF THOMAS M. BLACK NORTH 81 DEGREES 00 MINUTES 15 SECONDS EAST 85.67 FEET TO AN IRON PIN; THENCE SEVERING THE MCCLANAHAN PROPERTY SOUTH 5 DEGREES 22 MINUTES 15 SECONDS EAST 765.75 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS WEST 298.35 FEET TO AN IRON PIN IN THE EAST MARGIN OF WILKINSON ROAD; THENCE WITH SAID MARGIN NORTH 10 DEGREES 20 MINUTES 30 SECONDS WEST 99.56 FEET TO A POINT, SAME BEING POINT OF CURVATURE OF A CURVE PROCEEDING CLOCKWISE, HAVING A DEFLECTION ANGLE OF 14 DEGREES 54 MINUTES 14 SECONDS, A RADIUS OF 241.69 FEET, A TANGENT LENGTH OF 31.61 FEET, AND A CHORD OF NORTH 2 DEGREES 53 MINUTES 25 SECONDS WEST 62.69 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 62.87 FEET TO A POINT, SAME BEING POINT OF CURVATURE OF A CURVE PROCEEDING COUNTER-CLOCKWISE, HAVING A DEFLECTION ANGLE OF 44 DEGREES 35 MINUTES 30 SECONDS, A RADIUS OF 488.69 FEET, A TANGENT LENGTH OF 200.38 FEET, AND A CHORD OF NORTH 17 DEGREES 44 MINUTES 05 SECONDS WEST 370.80 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 380.33 FEET TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES MORE OR LESS BY SURVEY BY CARROLL CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 910, DATED JUNE 19, 1989.

BEING THE SAME PROPERTY CONVEYED TO PAUL S. BERGFALK BY QUITCLAIM DEED FROM BETTY S. BERGFALK OF RECORD IN INSTRUMENT NO. 20100826-0067659 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KIMBERLY D. CARROLL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF PAUL T. BERGFALK AND BETTY S. BERGFALK, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20161104-0117197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BETTY S. BERGFALK JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL

WARRANTY DEED
(Continued)

RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7650 Wilkinson Road , Joelton, TN 37080
(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 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 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 my/our hand(s) this 30th day of October, 2016.

Paul T. Bergfalk

By: Kimberly D. Carroll Attorney-in-Fact
Kimberly D. Carroll, Attorney-in-Fact

Betty S. Bergfalk

By: Kimberly D. Carroll Attorney-in-Fact
Kimberly D. Carroll, Attorney-in-Fact

State of Tennessee
County of Davidson

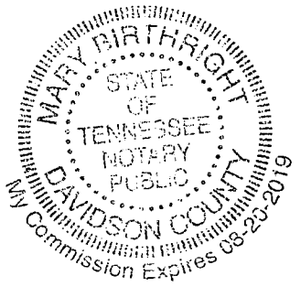
On this 30th day of October, 2016, before me, a Notary Public, in and for said County and State, personally appeared Kimberly D. Carroll, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul T. Bergalk and Betty S. Bergfalk, acknowledged that such persons executed the same as the free act and deed of the said Paul T. Bergfalk and Betty S. Bergfalk.

Witness my hand and seal, this 30th day of October, 2016.

Notary Public

My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072



Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 19, 2016.

Notary's Seal (If on paper)

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY