BILL GARRETT, Davidson County
Trans: T20170005353 DEEDWARR
Recvd: 01/19/17 11:33 2 pgs
Fees: 13.00 Taxes: 1924.00
20170119-0006036

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Greg B. Bergquist	New Owner	131 06 0C 060.00
(NAME)	(NAME)	
81 Ravenwood Hills Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wendy McMurray Hudson and husband, John Hudson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg B. Bergquist and Constance M. Bergquist, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Revised Plan of Burton Hills Village of Ravenwood Tract, 20, of record in Plat Book 6900, Page 363, as amended in Book 7436, Page 789, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Granter further Conveys to Grantee all of his right, title and interest in an Easement for driveway purposes of record in Book 11407, Page 498, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy McMurray by Warranty Deed from David R. Coxe, unmarried, filed for record 09/28/2012 in Instrument No. 20120928-0088539, Register's Office for Davidson County Tennessee. The said Wendy McMurray is now married to John Hudson and is known as Wendy McMurray Hudson.

The said John Hudson, husband of the said Wendy McMurray Hudson, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 81 Ravenwood Hills Circle, Nashville, TN 37215
(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 our hands this 12th day of January, 2017.

Wendy McMurray Hudson By Dana Griscom Attorney in Fact

Wendy McMurray Hudson
By: Dana Griscom, Attorney in Fact

John Hudson By Dana Griscom, Attorney in Fact

John Hudson
By: Dana Griscom, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana Griscom with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Wendy McMurray Hudson and John Hudson and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 12th day of January, 2017.

Notary Public Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019