Davidson County DEEDWARR
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Fees:23.00 Taxes:2460.50
20170413-0036402

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33572-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Christopher A. Bergmann Affiant Subscribed and sworn to before me this 11th day of April, 2017. Notary Public My Commission Expires: 8.4.20

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher A. Bergmann 853 Forest Hills Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160 01 0 017 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen H. Price, unmarried and Judith Spencer Price, unmarried**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher A. Bergmann, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 853 Forest Hills Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of April, 2017.

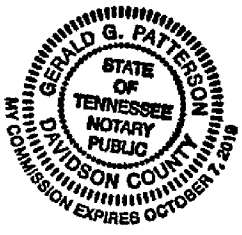
Stephen H. Price

Judith Spencer Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen H. Price and Judith Spencer Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Section Two Oak Hill Estates as of record in Plat Book 4460, pages 36 thru 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Judith S. Blade and Stephen H. Price, as joint tenants with right of survivorship,from J. D. Eatherly and Eric Glasser, as tenants in common, by Deed dated May 19, 2006 of record in Instrument No. 20060519-0059312, Register's Office for Davidson County, Tennessee. The parties having since married. By Quitclaim Deed dated March 2, 2009 of record in Instrument No. 20090309-0020721, Register's Office for Davidson County, Tennessee, Stephen H. Price and Judith S. Blade conveyed subject property to Stephen H. Price and Judith Spencer Price, husband and wife. Stephen H. Price and Judith Spencer Price having since divorced by Final Decree of Divorce filed in Docket No. 16D-1036, 4th Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantee. Map and Parcel No. 160 01 0 017 00.
2. All matters appearing on the Plan of record as Book 4460, pages 36 thru 38, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7672, page 920, Register's Office for Davidson County, Tennessee.
4. Easement for sewage pumps, service lines, ingress and egress purposes and appurtenances of record in Book 8389, page 578, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Thomas Vorholt II, 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 Davidson

Personally appeared before me J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, II 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: 1-8-19
Notary' Seal (if on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY