Davidson County DEEDWARR
Recvd: 05/24/17 14:24 3 pgs
Fees:18.00 Taxes:1572.50
20170524-0051779

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anne Sellick Bergeson	Anne Sellick Bergeson	103 04 0 106.00
(NAME)	(NAME)	
4502 Utah Ave	4502 Utah Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scarlett Kathryn McDonald, an unmarried woman and Amy McDonald and Michael McDonald, husband and wife, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne Sellick Bergeson, a married woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 3 on the Map of Part of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee described as follows, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Scarlett Kathryn McDonald, an unmarried woman, as to an undivided 50% interest (the "Individual Interest"), and Michael McDonald and wife, and Amy McDonald, as tenants by the entirety as to an undivided 50% interest (the Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty Deed from Martha J. Moore, an unmarried woman dated September 4, 2009 and recorded September 11, 2009 as Instrument No. 20090911-0085129, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-173267SSO

unimproved ☐

This is improved ☒ property, known as 4502 Utah Ave, Nashville, TN 37209

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, has 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 23 day of May, 2017

Scarlett Kathryn McDonald by Kathleen J. Walker Attorney in fact

Scarlett Kathryn McDonald
by Kathleen J. Walker, attorney-in-fact

Amy McDonald by Kathleen J. Walker Attorney in fact

Amy McDonald
by Kathleen J. Walker, attorney-in-fact

Michael McDonald by Kathleen J. Walker Attorney in fact

Michael McDonald
by Kathleen J. Walker, attorney-in-fact

STATE OF Tennessee

County OF Williamson

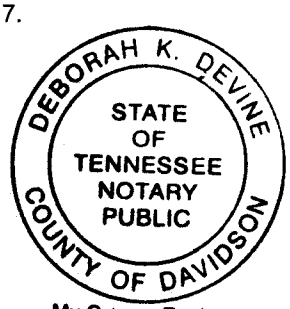
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathleen J. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scarlett Kathryn McDonald, Amy McDonald and Michael McDonald as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Scarlett Kathryn McDonald, Amy McDonald and Michael McDonald, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2017.

Deborah K. Devine
Notary Public

My Commission Expires: September 7, 2020

File Number: NAT-173267SSO



My Comm. Expires
September 7, 2020

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY