PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170055458 DEEDWARR
Recvd: 06/28/17 15:15 2 pgs
Fees:13.00 Taxes:1938.80
20170628-0065231

W & I Ref: (RF) Title No.: 59016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kurt Bergman Angela Bergman 919 Lawrence Avenue Nashville, TN 37204	F&M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 10513031100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$524,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth A. Holton, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kurt Bergman and Angela Bergman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 5, on the map of Waldkirch Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 80.9 feet on the southerly side of Lawrence Avenue and runs back between lines 160 feet to an alley in the rear and measures 79.8 feet thereon.

Being the same property conveyed to Marcus H. Lackey and Elizabeth A. Holton, as joint tenants with right of survivorship and not tenants in common by Warranty Deed from Charles E. Butler and wife, Alvesta W. Butler, dated July 1, 1986 and recorded on July 11, 1986 of record in Book 6914, page 236, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 30, 2006, recorded June 30, 2006, of record in Instrument No. 20060630-0078747, said Register's Office. Marcus H. Lackey, unmarried, conveyed his interest in subject property to Elizabeth A. Holton.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, page 90, said Register's Office.

This is improved property, known as 919 Lawrence Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2017.

Elizabeth A. Holton

Elizabeth A. Holton

State of Tennessee

County of Davidson

On this 27th day of June, 2017, before me the undersigned authority, personally appeared Elizabeth A. Holton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $524,000.00.

Megan W Merspan

Affiant

Sworn and subscribed before me this 27th day of June, 2017.

Notary

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY