BILL GARRETT, Davidson County
Trans:T20170072377 DEEDWARR
Recvd: 08/21/17 14:47 2 pgs
Fees:13.00 Taxes:1914.75
20170821-0085705

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $517,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bluegrass Capital Group, LLC	New Owner	
9128 Brentmeade Blvd.		09313035700
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KURT BERGMAN AND ANGELA BERGMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUEGRASS CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the west half of Lot 74 on the Plan of Sigler's Plan of record in Plat Book 1, Page 4 Chancery Court, in Davidson County, Tennessee, to which Plan reference is hereby described as follows:

Said part of Lot No. 74 fronts 50 feet on the south side of Hawkins street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to Kurt Bergman and Angela Bergman, husband and wife by Deed from Damani D. Maynie, unmarried and Princess R. Taylor, unmarried of record at Instrument No. 20071026-0126653, Register's Office for Davidson County, Tennessee, dated October 22, 2007 and recorded on October 26, 2007.

Being the same property conveyed to Kurt Bergman and Angela Bergman, husband and wife by Warranty deed from Michael Harvey, unmarried and Sarah Harvey, unmarried of record in Instrument No. 20140220-0014653 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 20, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1213 Hawkins Street, Nashville, TN 37203.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

Kurt Bergman

Angela Bergman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kurt Bergman and Angela Bergman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018