Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0509

FOR OFFICIAL USE

Bill Garrett Davidson County
Batch# 30833 DEEDWARR
11/29/2017 09:36:56 AM 2 pgs
Fees: $13.00 Taxes: $498.39

20171129-0121554

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson MT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,700.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 17, 2017.**

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0509**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRMR Properties, LLC	**MRMR Properties, LLC**	**54-13-20.01**
(NAME) Same as Tax Bill → ~~3234 Lakeshore Drive~~	(NAME) **214 Shady Grove Road**	
(ADDRESS) Same as Tax Bill → ~~Old Hickory, TN 37138~~	(ADDRESS) **Nashville, TN 37214**	
(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, **Judith L. Bergstrom,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MRMR Properties, LLC, a corporation,** 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 lying the Fourth Civil District of Davidson County, Tennessee, being a part of Lot NO. 14, Life and Casualty Subdivision as of record in Book 843, Page 56, RODC, Tennessee;

Beginning at a point, said point being the northern most corner of the property conveyed from A. Crawford and wife, Eva Crawford, to Eva C. Winchester, as of record in Book 3613, Page 379, Register's Office for Davidson County, Tennessee, and thence from said point north 29° 40' east 146.5 feet to a post; thence south 41° 01' east 377.75 feet to an iron pin; thence south 41° 6' west 117 feet to an iron pin; thence north 43° 54' west 347 feet to the beginning.

Being the same property conveyed to Leslie A. Bergstrom and wife, Judith L. Bergstrom by Warranty Deed from Sam Pigg and Judy Trapnell dated April 6, 2005, filed of record in Instrument Number 20050408-0038705, in the Register's Office of Davidson County, Tennessee.

Leslie A. Bergstrom having since passed away on July 9, 2012.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3234 Lakeshore Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **November, 2017**.

Judith L. Bergstrom

STATE OF Florida
COUNTY OF Lake

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Judith L. Bergstrom**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~17th~~ 18th day of **November, 2017**.

NOTARY PUBLIC

My Commission Expires: April 7, 2019

JOAN M. FLAHERTY
MY COMMISSION # FF 212015
EXPIRES: April 7, 2019
Bonded Thru Budget Notary Services