WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett Davidson County
Batch# 34422 **DEEDWARR**
12/07/2017 10:37:54 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20171207-0124908

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth Richmond Wilson	Seth Richmond Wilson	064-04-O-085.00
(NAME)	(NAME)	
212 Lake Cove	2107 Lakeshore Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Judy Bergstrom, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Seth Richmond Wilson, an umarried man and Bridgette Renee Wilson, a married woman as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 7B on the Plan of Zone Lot Division Lot 7, Lake Country, of record in Plat Book 5800, Page 352, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith Bergstrom by Warranty Deed from Ruthanne Terrell, a single person, and beneficiary, and Ann Luttrell, Trustee dated 11/04/2014, recorded 11/06/2014 of record in Instrument No. 20141106-0102422, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 352, amending Plat Book 5200, Page 493, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6095, Page 656, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6213, Page 626, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Instrument No. 20050309-0026199, in the Register's Office for Davidson County, Tennessee. Charter of the Lake Country Homeowners' Association of record in Book 7289, Page 990, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 Lake Cove, Old Hickory, TN 37138

File No.: 01288-41149
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hand this 6th day of December, 2017.

Judy Bergstrom

State of Tennessee
County of Wilson

Personally appeared before me Judy Bergstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2017.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122