WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Bill Garrett Davidson County
Batch# 37333 DEEDWARR
12/15/2017 10:57:47 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171215-0127929

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua J. Farrow	Franklin American Mortgage Co.	Map 52-1
(NAME)	(NAME)	
1426 McGavock Pike	6100 Tower Circle, Suite 600	Parcel 228.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Casey L. Bergh and R. Colter Bergh, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua J. Farrow and Brittney L. Farrow, husband and wife,** 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 the Northerly 125 feet of Southerly 250 feet of the Westerly 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision, of record in Plat Book 421, Page 184, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly Margin of Walnut Avenue as located on the plan or resubdivision of Power and Roth's Subdivision as of record in Book 843, Page 75; at a stake 350 feet South of the centerline of Neely's Bond Road; thence with said Avenue, South 1 degree 15 West 125 feet to a stake; thence South 88 Degrees 45 East 100 feet to a stalk; thence North 1 degree 15 East 125 feet to a stake; thence North 88 degrees 45 West 100 feet to the beginning.

Being the same property conveyed to Casey L. Bergh and R. Colter Bergh, wife and husband, by Warranty Deed from The Hoover Group, Inc. a Tennessee Corporation, filed for record on September 1, 2015 as Instrument No. 20150901-0088731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 733 Walnut Street, Madison, TN 37115
(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 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.

Witness my/our hands this 14th day of December, 2017.

Casey L. Bergh

R. Colter Bergh

State of Tennessee
County of Davidson

Personally appeared before me Casey L. Bergh and R. Colter Bergh, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: 3-6-2018

File No.: 38468

