FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 24, 2017.** Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

WARRANTY DEED

This Instrument Prepared By ~~and Return To:~~

Bill Garrett Davidson County
Batch# 53119 **DEEDWARR**
01/30/2018 11:31:38 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20180130-0009413

FOUR STAR TITLE LLC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VREB-17-303

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0001**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon S. Tyrell and Keiry N. Tyrell	new owner	**54-14-6**
(NAME) **303 Louviers Lane**	(NAME)	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS)	
(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, widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon S. Tyrell and Keiry N. Tyrell, 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 Lot No. 63 of Brandywine Farms Subdivision, Section 2, a plat of which is of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for further description of said property.

Being the same property conveyed to Leslie A. Bergstrom and wife, Judith L. Bergstrom, by Warranty Deed from Dorothy S. Pugh,a widow, dated August 11, 2000, filed of record in Instrument No. 20000822-0082906, 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 **303 Louviers Lane, 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 **24th** day of **January, 2017**.

Judith L. Bergstrom

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ Wilson

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 **24th** day of **January, 2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY