THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Greg and Constance Bergquist
903 Catlow Court
Brentwood, TN 37027
SEND TAX BILLS TO:
Shelter Lending
4000 W Brown Deer Rd #E
Brown Deer WI 53209

Bill Garrett Davidson County
Batch# 93402 **DEEDWARR**
05/17/2018 10:54:18 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60

20180517-0047246

WARRANTY DEED

(Map 171-04-0C, Parcel 049.00C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DAVID J. KEMPF AND ROBIN R. KEMPF, as Co-Trustees of the DAVID J. AND ROBIN R. KEMPF REVOCABLE TRUST dated December 13, 2016**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GREG BECKER BERGQUIST and CONSTANCE MARSHALL BERGQUIST, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Unit No. 49, as set forth in the Master Deed and Bylaws for Barrington place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said Unit.

BEING the same property conveyed to David J. Kempf and Robin R. Kempf, husband and wife, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated August 18, 2006, of record in Instrument No. 20060821-0102683, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated December 13, 2016, David J. Kempf and Robin R. Kempf, husband and wife, conveyed all of their right, title and interest in said property to David J. Kempf and Robin R. Kempf, as Co-Trustees of the David J. and Robin R. Kempf Revocable Trust dated December 13, 2016, of record in Instrument No. 20161214-0130921, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and to Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and Bylaws) for Barrington Place, of record in Instrument No. 20050914-0110701 and corrected and re-recorded in Instrument No. 20051025-0128696; and amended in Instrument No. 20170227-0019505; to Bylaws of record in Instrument No. 20170227-0019505; to Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; to P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360; to Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage,

of record in Book 7026, page 856; Book 7121, page 197; Book 7883, page 319; and Book 7883, page 323; to Easement in favor of Bellsouth of record in Instrument No. 20051109-0135895; to Easement as set out in Deed of record in Book 3280, page 373; to Storm water detention agreement of record in Instrument No. 20040907-0107770, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 903 Catlow Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 15th day of May, 2018.

DAVID J. AND ROBIN R. KEMPF REVOCABLE TRUST U/A/D DECEMBER 13, 2016

BY: David J. Kempf Co-Trustee
DAVID J. KEMPF, CO-TRUSTEE

BY: Robin R. Kempf Co-Trustee
ROBIN R. KEMPF, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Kempf and Robin R. Kempf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument individually and as Co-Trustees of the David J. and Robin R. Kempf Revocable Trust u/a/d December 13, 2016, and who further acknowledged that they executed the same as their free act and deed and by the authority granted them as Co-Trustees of the David J. and Robin R. Kempf Revocable Trust u/a/d December 13, 2016.

Witness my hand and official seal, this the 15th day of May, 2018.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $418,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin G Kemp, Co-Trustee
Affiant

Subscribed and sworn to before me this 15th day of May, 2018.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20180264