WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

O-SR-18-1930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFF Bill Garrett Davidson County
Batch# 124218 DEEDWARR
08/02/2018 03:48:07 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20180802-0076063

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley E. Bosshart	MORTGAGE INVESTORS GROUP	
(NAME) **1112 Forrest Avenue**	(NAME) 8320 EAST WALKER SPRINGS LN, #200	**131-7-14.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) KNOXVILLE, TN 37923	
(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 consideration, the receipt of which is hereby acknowledged, **PATRICK BERGESON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY BOSSHART, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.G. Grissim's Subdivision in the 7th Civil District of record in Plat Book 1424, Page 36, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Castleman Drive, at the common corner of Lots Nos. 6 and 7; thence with the line between said lots, northerly 250 feet to a point; thence westerly 100 feet to the easterly margin of a 60 foot proposed road; thence with the margin of said road, southerly 225.07 feet to the beginning of a curve; thence around said curve, southeasterly 39.13 feet to a point in the northerly margin of Castleman Drive; thence with the margin of said drive, easterly 75.05 feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, described as follows:

Commencing at a point in the northeasterly corner of the Genevieve Acuff Gebhart property of record in Book 1133, Page 603, Register's Office for Davidson County, Tennessee, thence easterly 30 feet more or less along the northerly line of the property acquired by Genevieve Acuff Gebhart by Metro Ordinance No. 75-1352 to a point, said point being the northwesterly corner of the James M. Robinson and wife, Peggy C. Robinson property and the point of beginning of the land conveyed herein, thence southerly along the westerly property line of the Robinson property 250 feet more or less to a point, said point being the southwesterly corner of the Robinson property and the northerly margin of Castleman Drive 16 feet to a point; thence northerly 250 feet more or less and parallel to the westerly property line of the Robinson property to a point in the northerly line of the Genevieve Acuff Gebhart property acquired by said Ordinance, thence easterly along said northerly property line 16 feet to the point of beginning.

Being the same property conveyed to Patrick Bergeson, an unmarried person, by Warranty Deed from Nancy Lois Demonbreun, Elizabeth Leigh Robinson and Susan Laurie Hughes, recorded October 12, 2001 in Instrument No. 20011012-0111289, Register's Office for Davidson County, Tennessee.

NOTE: ANNE SELLICK BERGESON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 1424, Page 36, Register's Office for Davidson County, Tennessee;

- All matters set out in Metro Ordinance No. 75-1352;
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c);
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1930 Castleman Drive, Nashville, Tennessee 37215**.

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), their heirs and 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), 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 hand(s) this the 31st DAY OF JULY, 2018.

Patrick Bergeson

Anne Sellick Bergeson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK BERGESON AND ANNE SELLICK BERGESON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212