WARRANTY DEED

Karen Johnson Davidson County
Batch# 211639 DEEDWARR
03/29/2019 10:25:10 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20190329-0028506

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019

Poly E Lavit
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geoffrey G. Bergauer	Wells Fargo Bank N.A.	093-05-4-B-003.00 CO
(NAME)	(NAME)	
735 W Knox Rd	101 North Phillips Ave.	
(ADDRESS)	(ADDRESS)	
TEMPE, AZ 85284	Sioux Falls, SD 57104	
(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, **Adam Bergauer, an unmarried man and Karem Tariq, a married man, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoffrey G. Bergauer and Karen L. Bergauer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND

Amy Tariq, wife of Karem Tariq, joins in the execution of this instrument for the purpose of conveying interest, marital or otherwise, if any, in the above described tract or parcel of land.

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 UNIT 302, THE WESTVIEW CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050121-0008174, AMENDED AT INSTRUMENT NO. 20070713-0083555 AND AFFIDAVIT OF RECORDING RECORDED AT INSTRUMENT NO. 20080314-0026138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ADAM BERGAUER, AN UNMARRIED MAN AND KAREM TARIQ, AN UNMARRIED MAN AS TENANTS IN COMMON, BY WARRANTY DEED FROM HELEN E. WALKER AND HUSBAND, CLARENCE LEO WATERS, DATED FEBRUARY 15, 2013, OF RECORD IN INSTRUMENT NO. 20130220-0017157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 180 9th Avenue N, Unit 302, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing of record including an HOA of record in Instrument No. 20100617-0047351; The premises

herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westview Condominiums, of record in Instrument No. 20050121-0008174, amended in Instrument No. 20070713-0083555 and corrected in Instrument No. 20080314-0026138; Easement of record in Instrument No. 20050121-0008173; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 14 day of March, 2019.

Adam Bergauer

Karem Tariq

Amy Tariq

STATE OF Arizona
COUNTY OF Maricopa
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14 DAY OF March 2019
BY Adam Bergauer
NOTARY PUBLIC

Joy E Briceland
Notary Public
Navajo County, Arizona
My Comm. Expires 11-26-2021
Commission No. 538462

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Karem Tariq and Amy Tariq**, 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 for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2019.

Notary Public
My Commission Expires: _____

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

State of Arizona

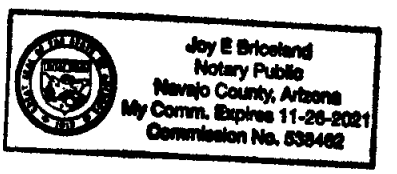
County of Maricopa

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Adam Bergauer**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Wells Fargo Bank Chandler, Arizona, this 14 day of March, 2019.

Joy E. Briceland

Notary Public
My Commission Expires: 11/26/2021



File No.: 28708