WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Debbie A. Meadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

G-BC-19-203

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)
Matthew E. Hurley and Leah Hurley	New Owner	
(NAME) 207 W. Chandler Court ~~203 Thistle Lane~~	(NAME) ~~XXXXXXXXXXXXXXXXX~~ 207 W. Chandler Court	086-14-0A-203.00
(ADDRESS) Mt. Juliet, TN 37122 ~~Hermitage, TN 37076~~	(ADDRESS) Mt. Juliet, TN 37122	
(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, **PAMELA J. BERGBIGLER AND GARY F. BERGBIGLER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW E. HURLEY AND LEAH HURLEY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 203 on the Plan of Hermitage Meadows Subdivision, Stage Three of record in Plat Book 6250, Page 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela J. Bergbigler and husband, Gary F. Bergbigler by Warranty deed from Ramona Faye Collier of record in Instrument No. 20161003-0103954 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, and Instrument No. 20170210-0013943, and Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Meadows of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002 and Instrument No. 20180904-0087326, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Thistle Lane, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 216320 DEEDWARR
04/10/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $595.70
20190410-0032859

Witness my/our hand(s) this the 5th DAY OF APRIL, 2019.

Pamela J. Bergbigler by Kate Nyquist, Attorney in Fact

Pamela J. Bergbigler by Kate Nyquist,
Attorney in Fact

Gary F. Bergbigler by Kate Nyquist, Attorney in Fact

Gary F. Bergbigler by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAMELA J. BERGBIGLER AND GARY F. BERGBIGLER, and who acknowledged she executed the same as the free act and deed of the said PAMELA J. BERGBIGLER AND GARY F. BERGBIGLER.

Witness my hand and official seal, this the 5th of April, 2019.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

