Karen Johnson Davidson County
Batch# 299605 DEEDWARR
10/11/2019 09:56:26 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20191011-0104364

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 715,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2019.

Notary Public

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph A. LaManna	**New Owner**	**145-07-0-037.00**
5175 Granny White Pike		
Nashville, TN 37220		

FOR AND IN 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,

Brian J. Bergfeld and Megan R. Bergfeld, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph A. LaManna, unmarried man

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. 2 on the subdivision of revised plan of Anderson Heights, located in the 7th Civil District of said County, according to a survey by James L. Murphy, Jr. and Company, of record in Book 4175, Page 51, as revised in Book 4175, Page 105, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an existing iron pin in the westerly right of way of Granny White (as widened) also being the northeast corner of the D.S. Carter property as recorded in Book 1088, Page 78, and the southeast corner of the herein described tract; thence running with said D.S. Carter's northerly line North 72 deg. 50' west 386.89 feet to a point, thence north 17 deg. 53' 41" East 154.73 feet to the center line of a center of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet to a distance of 169.52 feet; thence continuing along said center line as follows; South 88 deg. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence south 69 deg. 04'34" East 19.66 feet to the intersection of said common use drive and western right of way of Granny White Pike (as widened); thence running along said western right of way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the point of beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Brian J. Bergfeld and Megan R. Bergfeld, husband and wife, by Warranty Deed, from Build Nashville DB2, LLC, a Tennessee limited liability company, dated June 27, 2016, of record in Instrument No. 20160629-0066370, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5175 Granny White Pike, Nashville, TN 37220.

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 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 my/our hand(s) this 8th day of October, 2019.

Brian J. Bergfeld

Megan R. Bergfeld

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of October, 2019, before me personally appeared Brian J. Bergfeld and Megan R. Bergfeld, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **19-381**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027