Karen Johnson Davidson County
Batch# 376960 DEEDWARR
03/24/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20200324-0032113

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason M. Bergeron Corinne C. Bergeron	Cardinal Financial Company	105013L00100co
(NAME)	(NAME)	
1041 14th Avenue S.	3701 Arco Corporate Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason M. Bergeron and wife, and Corinne C. Bergeron,** 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 Unit A of The Cottages at 1041 14th Avenue South, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages of 1041 14th Avenue South of record in Instrument No. 20190712-0068102, in the Register's Office for Davidson County, Tennessee, together wit the Limited Common areas/elements and Private Elements appurtenant to said Unit as described said instrument. Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20190712-0068101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 1041 14th Avenue S., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 23rd day of March, 2020.

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 14530

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022