# WARRANTY DEED

Karen Johnson Davidson County
Batch# 389544 DEEDWARR
04/22/2020 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,353.83
20200422-0042083

G-BLR-20-2729

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2020.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/09/2022

(AFFIX SEAL)

**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) |
|---|---|---|
| **Shelia Swab and Joe Swab** | **New Owner** | |
| (NAME) **2729 Alvin Sperry Pass** | (NAME) | **110-03-0A-043.00-CO** |
| (ADDRESS) **Mount Juliet, TN 37122** | (ADDRESS) | |
| (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, **STEPHANIE BERGMEYER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH ALLEN SWAB AND SHELIA HICKMAN SWAB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of Lakeside Meadows, Phase 2 of record in Plat at Instrument No. 20080512-0048684, 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 Stephan Bergmeyer and Stephanie Bergmeyer, husband and wife by Warranty deed from Britton M. Davis and Jessica J. Davis, husband and wife of record in Instrument No. 20140930-0089946 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 30, 2014.

Being the same property conveyed to Stephanie Bergmeyer, an unmarried woman by Quitclaim deed from Stephan Bergmeyer and Stephanie Bergmeyer, husband and wife of record in Instrument No. 20171113-0116602 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 13, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20080512-0048984, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows, LLC, inducting, but not limited to, easements, assignments, charges and liens contained in an instrument of record in Instrument No. 20080731-0078498 as amended in Instrument No. 20110927-0074551, Register's Office for Davidson County, TN.
- By-Laws appended as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows of record In Instrument No. 20080731-0078498, Registers Office for Davidson County, TN.
- Stormwater Detention Agreement of record in Instrument Number 200701112-0005324, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071226-0146916, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien 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: **2729 Alvin Sperry Pass, Mount Juliet, Tennessee 37122**.

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.

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 17th DAY OF APRIL, 2020.

Stephanie Bergmeyer
Stephanie Bergmeyer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE BERGMEYER, 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 17th of April, 2020.

William E. Groner
Notary Public
My Commission Expires: 03/07/2023
(SEAL)




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

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

