THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29032

Karen Johnson Davidson County
Batch# 467159 **DEEDWARR**
08/31/2020 12:50:49 PM 2 pgs
Fees: $13.00 Taxes: $1,831.13

20200831-0098589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 494,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES: JUNE 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Auth	NEW OWNER	MAP 083-09-0E
131 S. 10th Street		PARCEL -001.00-CO
Nashville, TN 37206		
(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, **Neil D. Bergeron and Brooke A. Bergeron, husband and wife**

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

HEREINAFTER CALLED THE GRANTEE, HER 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 No.1, Farrow Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140211-0012045, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140212-0012589, 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 Neil D. Bergeron and Brooke A. Bergeron, husband and wife by Warranty deed from Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20150430-0039011 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on April 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 21, Page 147; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20140211-0012045, as amended in Instrument No. 20140212-0012589, and for Farrow Master of record in Instrument No. 20140211-0012044; (4) Charter for Farrow Townhomes Homeowners Association, Inc. of record in Instrument Number 20140220-0014520 and Instrument Number 20140220-0014521; (5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130722-0075442; (6) Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20140224-0015486; (7) Conveyance of Common Area to the Homeowners Association recorded as Instrument 20200821-0094831; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) All visible easements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **131 S. 10th Street; Nashville, TN 37206.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 28th day of August, 2020.

Neil D. Bergeron

Brooke A. Bergeron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Neil D. Bergeron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brooke A. Bergeron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public