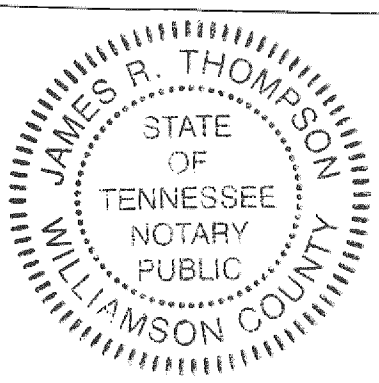


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $432,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2020.

Notary Public

My commission expires: 6-26-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Douglas Bergeron and Rebecca Bergeron	Keystone Mortgage Group LLC	172-03-0A-031.00-CO
5524 Maplesong Drive	1508 Coleman Road	
Nashville, TN 37211	Knoxville, TN 37909	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patsy B. Read, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Douglas R. Bergeron and Rebecca N. Bergeron, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 31 fronts 55.0 feet on the Southwesterly margin of Maplesong Drive and extends back 120.0 feet on the Northwesterly line and 119.22 feet on the Southeasterly line to a dead line in the rear, measuring 65.87 feet thereon.

Being the same property conveyed to Thomas L. Read, Jr. and spouse, Pasty B. Read, by Warranty deed from Angelo J. Bennetti and spouse, Susan J. Bennetti of record in Book 9004, Page 451, Register's Office for Davidson County, Tennessee, dated July 01, 1993 and recorded on July 06, 1993.

Thomas L. Read and spouse, Pasty B. Read, both acquired the property in above mentioned deed and Thomas L. Read died on January 06, 2018, Pasty B. Read is the surviving spouse, as of recorded Proof of Death, File No. 2018001139

Karen Johnson Davidson County
Batch# 475261 DEEDWARR
09/14/2020 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20200914-0104635

SP 11/2015

This is improved property known as **5524 Maplesong Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2020.

Patsy B. Read

Patsy B. Read

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patsy B. Read, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of September, 2020.

Notary Public
My Commission Expires: May 20th 2022

SolomonParks File No. 20-000293-524

ROBIN DUNNIGAN
MY COMMISSION # GG 219527
EXPIRES: May 20, 2022

SP 11/2015

True Copy Certification

I, Tracey Boshears, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

