WARRANTY DEED

Karen Johnson Davidson County
Batch# 496637 **DEEDWARR**
10/15/2020 02:47:17 PM 2 pgs
Fees: $13.00 Taxes: $1,451.44

20201015-0120200

W-SB-CTN-20-7416

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,280.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
Jill Renee Branyan	new owners	
(NAME) **7416 River Park Dr**	(NAME)	**155-03-0B-019.00-CO**
(ADDRESS) **Nashville, TN 37221**	(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, **ARTHUR L. BERGERON AND WIFE, PAMELA J. BERGERON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL RENEE BRANYAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of River Park Estates of record in Plat Book 6250, Page 658, 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 Arthur Bergeron and wife, Pamela Bergeron by Warranty Deed from Belmont Investment Corporation of record in Book 6716, page 367, Register's Office for Davidson County, Tennessee, dated November 21, 1985 and recorded on November 25, 1985.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 658, as corrected by Surveyors Certificate of Correction recorded in Book 6785, Page 427, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6672, Page 600, as supplemented in Book 7155, Page 844, and consent to addition of record in Book 6980, Pages 375 and 377, Register's Office for Davidson County, Tennessee.
- Charter of River Park Estates Homeowners Association, Inc. of record in Book 7216, Page 833, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7416 River Park Dr, Nashville, Tennessee 37221**.

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 12th DAY OF OCTOBER, 2020.

Arthur L. Bergeron by Paul Hinman
Attorney in Fact

Pamela J. Bergeron by Paul Hinman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARTHUR L. BERGERON AND PAMELA J. BERGERON, and who acknowledged he/she/they executed the same as the free act and deed of the said ARTHUR L. BERGERON AND PAMELA J. BERGERON.

Witness my hand and official seal, this the 12th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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