This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9902-RR

Karen Johnson Davidson County
Batch# 542166 DEEDWARR
12/28/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20201228-0153331

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $324,000.00.

Kathey Stockley
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Devin Walker and Shelby Bergo 848 Daybreak Drive Nashville, TN 37013	Garnder Financial Services, LTD, dba Legacy Mutual Mortgage 210 Westwood Place Suite 140 Brentwood, TN 37027	182-01-0A-094.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tyler Ellegood and Lauren Ellegood, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shelby Bergo and Devin Walker, a married couple**, hereinafter called the Grantee(s), his/her/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 Lot No. 165 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Tyler Ellegood and Lauren Ellegood, husband and wife by Warranty deed from Jason L. Hilbelink and Amanda J. Hilbelink, husband and wife of record in Instrument No. 20190111-0003247 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 11, 2019.

This is improved property located at: **848 Daybreak Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of December, 2020.

GRANTOR:

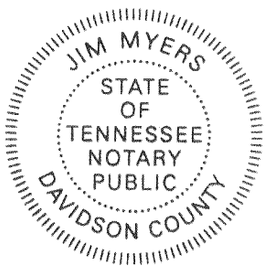
Tyler Ellegood

Lauren Ellegood

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tyler Ellegood and Lauren Ellegood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2020.



Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

