# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,603.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

MST 2020-0808

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooke A. Bergeron and Neil D. Bergeron wife and husband | Churchill Mortgage Corp. | 103-03-0-220.00 |
| (NAME) | (NAME) | |
| 148 50th Avenue North | 1749 Mallory Lane, Ste. 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 561534 DEEDWARR
01/26/2021 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $3,498.73
20210126-0011528

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, **Aerial Development Group, LLC a Tennessee Limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke A. Bergeron and Neil D. Bergeron, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A lot of land in West Nashville, being part of the E. A. Elam 5-acre tract and described as follows:**

**Beginning at a point 150 feet South of the Southerly margin of Wyoming Avenue, formerly 6th Street, and 200 feet east of the Easterly margin of 50th Avenue North extended; said point being the Southwest corner of a lot previously conveyed to J. R. Crisp and wife, and running thence Southward 102 feet to the line of the Sylvan Park School Property; thence Eastwardly with said property line 120 feet; thence at right angles, Northwardly 102 feet to the Southeast corner of lot sold to M. A. Bernard; thence Westerly with Bernard and Crisp lines, 120 feet to the beginning.**

**Being a portion of the same property conveyed to Patricia A. Ogle a single woman by Warranty deed from Cecil A. Baker and wife Evonn H. Baker of record in Book 6143, page 921 Register's Office for Davidson County, Tennessee, dated September 19, 1983 and recorded on September 26, 1983.**

**Being a portion of the same property conveyed to Clear Creek Rentals, LLC by Warranty deed from Patricia A. Ogle, a single woman of record in Instrument No. 20181204-0118325 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 4, 2018.**

**Being the same property conveyed to Elevate Land Investments, LLC by Warranty deed from Clear Creek Rentals, LLC of record in Instrument No. 20181205-0118590 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 5, 2018.**

**Being the same property conveyed to Aerial Infill, LLC by Quitclaim deed from Elevate Land Investments LLC of record in Instrument No. 20190805-0077499 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.**

**Being the same property conveyed to Aerial Development Group, LLC by Quitclaim deed from Aerial Infill, LLC of record in Instrument No 20210126001152 Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Restrictions of record in Book 1055, Page 256, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 1712, Page 303, in the Register's Office for Davidson County, Tennessee. Access and Utility Easement Agreement of record in Instrument Number 20200219-0018395, in the Register's Office for Davidson County, Tennessee.

This property, known as 148 50th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 22nd DAY OF JANUARY, 2021.

Aerial Development Group, LLC a Tennessee Limited liability company

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of January, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

**True Copy Certification**

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County