WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher B. Rogers	NEW OWNER	**Map 131-5-B**
(NAME)	(NAME)	
429 Summit Ridge Place		**Parcel 429**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JESSICA J. MOSS, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER B. ROGERS,** 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:

Land in Davidson County, Tennessee, Being Unit No. 429 of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Four Seasons Condominiums as of record in Book 6841, page 349, said Register's Office for a more complete description of such unit.

Being the same property conveyed to Jessica J. Moss, a single person, by deed from Pamala W. Davenport, a single person, of record as Instrument No. 20050510-0052581, Register's Office of Davidson County, Tennessee.

Shawn Chapman joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes which have been prorated and assumed by the grantee(s); (b) Master Deed of record in Book 6841, page 348, as amended in Book 6847, page 122, said Register's Office; (c) By-Laws of record in Book 6841, page 371, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **429 Summit Ridge Place, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20090052791 DEEDWARR
Recvd: 08/04/09 13:42 2 pgs
Fees:13.00 Taxes:495.80

20090804-0072988

Witness my hand this 31st day of July, 2009.

Jessica J. Moss

Shawn Chapman

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Jessica J. Moss and Shawn Chapmann**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2009.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Notary Public