WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046666 DEEDWARR
Recvd: 07/01/14 09:55 2 pgs
Fees:13.00 Taxes:481.00

20140701-0057519

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130.000.00

X Arthur Keith Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Keith Rose and wife, Kathy S. Rose	Arthur Keith Rose	131-5-B-356.00 CO
421 County Rd. 290 ~~356 Summit Ridge Circle~~ (NAME)	421 County Rd. 290 (NAME)	
Florence, AL 35633 ~~Nashville, TN 37215~~ (ADDRESS)	Florence, AL 35633	
(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, Karen Gannon and William Walsh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Keith Rose and wife, Kathy S. Rose, 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 356, FOUR SEASONS CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Karen Gannon and William Walsh, by deed of record in Instrument Number 20100302-0015908, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of FOUR SEASONS CONDOMINIUM of record in BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122, Register's Office for Davidson County, Tennessee. Charter to Four Seasons Condominium HOA recorded in Book 6855, Page 917 and Book 8167, Page 697, Register's Office for Davidson County, Tennessee. Easements executed by Four Seasons Condominium HOA recorded in Instrument No. 20010912-0099679 and Instrument No. 20120521-0043888, Register's Office for Davidson County, Tennessee. Plan of record in Book 5050, Page 30 and Book 6841, Page 390, Register's Office for Davidson County, Tennessee. Deed to Metropolitan Government of Nashville Davidson County Dept. of Water and Sewer Services in Book 5271, Page 430, Register's Office for Davidson County, Tennessee. Ingress and Egress and Public Utility Easements described in Book 5158, Page 851, Register's Office for Davidson County, Tennessee. By-Laws in Book 6841, Page 376, Register's Office for Davidson County, Tennessee. Engineer's Report in Book 6847, Page 125, Register's Office for Davidson County, Tennessee. Easements in Book 6869, Page 162, re-recorded in Book 6870, Page 966, Book 6869, Page 157, Book 7776, Page 8999, Book 515, Page 230, Register's Office for Davidson County, Tennessee. Deed of conveyance to Four Seasons, Ltd. In Book 5271, Page 430, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 356 Summit Ridge Circle, 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.

Witness our hands this 27th day of June, 2014.

Karen Gannon

William Walsh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Gannon and William Walsh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of June, 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public