Davidson County DEEDWARR
Recvd: 12/23/14 16:06 4 pgs
Fees:23.00 Taxes:832.50
20141223-0117680

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of December, 2014. Notary Public MY COMMISSION EXPIRES: 10.5.205 (AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph A Rozell and Charmayne C. Rozell, husband and wife	Joseph A Rozell and Charmayne C. Rozell	075 15 0A 323.00
(NAME)	(NAME)	
323 Wiles Court	323 Wiles Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Arthur, Executor of the Estate of Gwendolyn H. Root, and Kirsten Arthur Ferguson, Trustee of the Testamentary Trust of Carolyn Paige Arthur and Testamentary Trust of Seth Johnson,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph A Rozell and Charmayne C. Rozell, husband and wife**, 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. 323, as shown on the plan of Stoner's Glen, Phase Four, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of record in Instrument 200005260052723 and amended in Instrument 200401150006286 corrected in Instrument 200407120082694 and further amended in 200012150123565, 200201150006136, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Gwendolyn H. Root by Warranty Deed from Norris Luton Hickerson and Barbara McGlawn Hickerson Revocable Trust dated June 28, 2011, dated May 18, 2012 and recorded May 29, 2012 as Instrument No. 20120529-0046157 in the said Register's Office for Davidson County, Tennessee. The said Gwendolyn H. Root having since died September 27, 2014, and by her

LAst Will and Testament, (Probate Case 14P1725), said property vests toThe Testamentary Trust of Carolyn Paige Arthur and Testamentary Trust of Seth Johnson, Kirsten Arthur Ferguson, Trustee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 323 Wiles Court, Hermitage, TN 37076

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, has 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 19th day of December, 2014.

The Estate of Gwendolyn H. Root

John Arthur

By: John Arthur
Its: Executor

Testamentary Trust of Carolyn Paige Arthur

Kirsten Arthur Ferguson

Kirsten Arthur Ferguson, Trustee

Testamentary Trust of Seth Johnson

Kirsten Arthur Ferguson

Kirsten Arthur Ferguson, Trustee

File Number: MTJ-142648

STATE OF Alabama

County OF Marshall

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Arthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Gwendolyn Root, and is authorized to execute the instrument on behalf of the Estate, the within named bargainor, and that he as such executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public
My Commission Expires: 10-21-18

(SEAL)

STATE OF Alabama

County OF Marshall

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirsten Arthur Ferguson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Testamentary Trust of Carolyn Paige Arthur and is authorized to execute the instrument on behalf of the Trust, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trustee by herself as Trustee.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public
My Commission Expires: 10-21-18

(SEAL)

STATE OF Alabama

County OF Marshall

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirsten Arthur Ferguson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Testamentary Trust of Seth Johson and is authorized to execute the instrument on behalf of the Trust, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trustee by herself as Trustee.

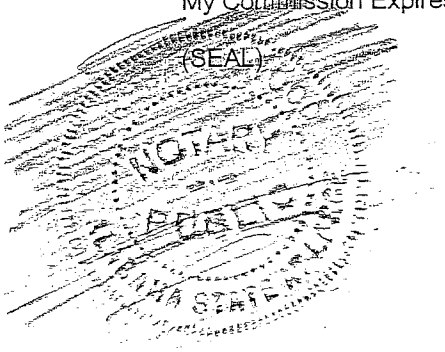
Witness my hand and official seal, this the 19th of December, 2014.

Teresa L. Wood

Notary Public

My Commission Expires: 10-21-18

(SEAL)



True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith



File Number: MTJ-142648