Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2015.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150051843 DEEDWARR
Recvd: 06/29/15 10:44 2 pgs
Fees:13.00 Taxes:333.00
20150629-0062125

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Rognehaugh **Jacqulin Rognehaugh**	**New Owner**	**Map/Parcel: 142-06-0-A-119.00CO**
810 Bellevue Road, Apt. 119		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Casey D. Chavis, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Rognehaugh and Jacqulin Rognehaugh

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 119, of "Peppertree"- Creekside Meadows, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4834, page 257, as amended in Book 4984, Page 174, Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644, Book 6535, page 723; Book 6535, page 724, Book 6874, page 354; and Book 7610, page 973, said Register's Office, and the By-Laws of record in Book 4834, page 297, as amended in Book 5259, page 5; Book 6237, page 644, and Book 6535, page 724, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of "Peppertree" - Creekside Meadows, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Casey D. Chavis, unmarried person, by Warranty Deed from Charles Jones, a married man, dated May 11, 2007, of record in Instrument No. 20070518-0059547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4675, Pages 128-130, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4834, Page 257, amended in Book 6237, 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354, and Book 7610, Page 973, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4834, Page 297, amended in Book 5259, Page 5, Book 6237, Page 644, and Book 6535, Page 724, Register's Office for DAVIDSON County, Tennessee.

Easement to Comcast of record in Instrument No. 20140902-0079894, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4836, Page 610, Register's Office for DAVIDSON County, Tennessee.
Subject to the rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 810 Bellevue Road, Apt. 119, Nashville, TN 37221.

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 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 except as 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 19th day of June, 2015.

Casey D. Chavis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Casey D. Chavis, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150272SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027