WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065643 DEEDWARR
Recvd: 08/07/15 10:47 2 pgs
Fees:13.00 Taxes:518.00
20150807-0078851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Jones	SAME	
(NAME)	(NAME)	
301 Churchill Crossing		34-3B 301CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **LEE ELLEN TRENNER, LESLIE ANNE ROMERO, AND ERIC ANDREW YORGASON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES R. JONES,** 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. 301 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and Bylaws of record in Book 7792, page 915, as amended in Book 7804, page 616, and Book 7845, page 540, Register's Office for Davidson County, Tennessee, the plat of which is of record in Plat Book 7900, page 25, said Register's Office, and further amended by the Third Amendement to the Master Deed of record in Book 10635, page 110, said Register's Office, and further amended by the Fourth Amendment to the Master Deed which is of record in Book 10996, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed by Administrator's Quitclaim Deed from Lee Ellen Trenner, Administrator for the estate of Barbara Joan Hollis Yorgason (being one and the same as Joan Yorgason) to Eric Andrew Yorgason, as recorded on the 1st day of June, 2015 in Instrument No. 20150601-0050681 and Warranty Deed from William D. Castleman, Trustee to Joe Yorgason and wife, Joan Yorgason, as recorded on the 6th day of July 1998 in Deed Book 11007, Page 510, in the Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed of Correction from Lee Ellen Trenner, Administrator for the Estate of Barbara Joan Hollis Yorgason to Eric Andrew Yorgason, Lee Ellen Trenner and Leslie Anne Romera, dated August 3, 2015 and recorded in Instrument No. 20150807-0078848, Register's Office of Davidson County, Tennessee. Leslie Romero and Leslie Anne Romero are one and the same.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 25, said Register's Office; and (c) master deed and bylaws of record in Book 7792, page 915, Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199 and Instrument No. 20050829-0103075, said Register's Office; (d) charter of record in Book 7788, page 924, said Register's Office.

unimproved
This is improved x property, known as 301 Churchill Crossing, Madison, TN 37115
(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.

RETURN TO:
PREMIER ESCROW, LLC
HILLSBORO ROAD, STE 300
VILLE, TN 37215

BOX 10-A

Witness my hand this 3rd day of August, 2015.

Lee Ellen Trenner

LEE ELLEN TRENNER

Leslie Anne Romero by Lee Ellen Trenner

LESLIE ANNE ROMERO, BY: LEE ELLEN TRENNER, ATTORNEY IN FACT attorney in fact

Eric Andrew Yorgason

ERIC ANDREW YORGASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Ellen Trenner and Eric Andrew Yorgason, the bargainors, 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 Nashville, Tennessee this 3rd day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of August, 2015, before me personally appeared Lee Ellen Trenner, to me known to be the person who executed the foregoing instrument on behalf of Leslie Anne Romero and acknowledged that she executed the same as the free act and deed of Leslie Anne Romero.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015