WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/16 14:41 3 pgs
Fees:18.00 Taxes:1476.30
20160714-0072508

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,000.00.

Affiant

Subscribed and sworn to me on July 13th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles B. Chaney and Charlotte B. Chaney 6666 Brookmont Terrace #301 & #310 Nashville, TN 37205	NEW OWNER	129-14-0A-029.00-CO 129-14-0A-030.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Susan R. Greenbaum, Glenn S. Cooper, and Micah Cooper, as tenants in common of a one-third (1/3) undivided interest, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Charles B. Chaney and Charlotte B. Chaney, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 301 and 310 on the Plan of Wessex Towers Condominium, of record in Plat Book 5200, Pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20011127-0129399, Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, said Register's Office.

Being the same property conveyed by Warranty Deed from John Broderick, an unmarried man to Paul White, Esq., Trustee of the Gerald Cooper Family Trust by Court Order No. 07P193, Davidson County Probate Court, as recorded on the 4th day of September, 2007 in Instrument No. 20070904-0105776; Also see Probate Docket No. 07P-193 and Probate Docket No. 09P-1245; Affidavit of Heirship, as recorded on the 26th day of May, 2016 in Instrument No. 20160526-0052896, Order to Terminate Trusts, as recorded on the 26th day of May, 2016 in Instrument Nos. 20160526-0052897 and 20160526-0052898, and Supplemental and Substitute Order to Terminate Trusts which vests title in Susan R. Greenbaum, Glenn S. Cooper, and Micah Cooper, of record in Instrument No. 20160714-0072507, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6666 Brookmont Terrace #301 & #310, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on July 13th, 2016.

Susan R. Greenbaum by Jan Abby Liff attorney-in-fact
Susan R. Greenbaum
By: Jan Abby Liff, as her attorney-in-fact

Glenn S. Cooper by Jan Abby Liff attorney-in-fact
Glenn S. Cooper
By: Jan Abby Liff, as his attorney-in-fact

Micah Cooper by Jan Abby Liff attorney-in-fact
Micah Cooper
By: Jan Abby Liff, as his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 13th, 2016, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Abby Liff, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Susan R. Greenbaum and is authorized by Susan R. Greenbaum to execute this instrument on behalf of Susan R. Greenbaum.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of July, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of July, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of July, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017