THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170511855** BILL GARRETT, Davidson County Trans:T20170044993 DEEDWARR Recvd: 05/26/17 10:31 2 pgs Fees:13.00 Taxes:514.30 20170526-0052615	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $139,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2017. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Frederec C. Green and Robin L. Green 1007 Morgans Landing Ct. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-12-0B-057.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Paul Grogan, a married man and Herbert S. Grogan, a married man as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frederec C. Green and Robin L. Green, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 57 on the Plan of "Horizontal Property Regime, Private Element Plat of Nashboro Village-Tract 7" of record in Plat Book 11700, Page (s) 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Paul Grogan, an unmarried man and Herbert S. Grogan, a married man; joint tenants with right of survivorship by Warranty deed from Jeffrey Lynn Lewis, unmarried of record in Instrument No. 20070823-0100710 Register's Office for Davidson County, Tennessee, dated August 20, 2007 and recorded on August 23, 2007.

Both grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

All matters shown on the Plat of record in Plat Book 11700, Page(s) 49 and 50, which amends the Plat of record in Plat Book 4660, Page 156, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840;

Book 7751, Page 907 and Instrument No. 20000316-0027171, Instrument No. 20000627-0063887 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.
By-Laws of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4868, Page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
Easement for Cart Path of record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee.
Judgement of Declaration of taking for J. Percy Priest Dam, of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

This is improved property located at 2046 Nashboro Blvd Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2017.

Charles Paul Grogan

Herbert S. Grogan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Paul Grogan and Herbert S. Grogan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018