THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170511791

BILL GARRETT, Davidson County
Trans:T20170050201 DEEDWARR
Recvd: 06/13/17 08:55 2 pgs
Fees:13.00 Taxes:1642.80
20170613-0058975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $444,000.00.

Affiant

Subscribed and sworn to before me, this2nd day of June, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard T. Rosenbaum and Aubrey L. Rosenbaum 1211 A 5th Avenue North Nashville TN 37208-2723	New Owner	Tax Parcel ID No. 082-09-C 2.00 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, **Graham T. Watson and Katherine D. Watson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard T. Rosenbaum and Aubrey L. Rosenbaum, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 1211-A, on the Plan of Germantown Court Condominiums, as established by and shown as an exhibit to the Master Deed and By-Laws of record in Instrument No. 20031006-0147481; amended in Instrument No. 20050406-0037816; and further amended in Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Graham T. Watson and Katherine D. Watson, husband and wife by Warranty Deed from Antonio Compton, unmarried, recorded on the 11th day of March, 2014 in Instrument No. 20140311-0020435, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130; Book 11625, Page 280; Instrument Nos. 20020425-0051069; 20130903-0092714 and 20130903-0092717.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing GERMANTOWN COURT CONDOMINIUMS of record in Instrument No. 20031006-0147481, as amended by instrument(s) of record in Instrument Nos. 20050406-0037816, 20060525-0061623, and 20170419-0038400; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Stormwater Detention Agreement recorded at Instrument No. 20030902-0126876.

This is improved property located at 1211 A 5th Avenue North Nashville TN 37208-2723

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, Grantor has executed this instrument on this 2nd day of June, 2017.

Graham T. Watson by
Katherine D. Watson, Attorney in Fact
Graham T. Watson
By: Katherine D. Watson, Attorney in Fact

Katherine D. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine D. Watson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine D. Watson, with whom I am personally acquainted, 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 Graham T. Watson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of June 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018