BILL GARRETT, Davidson County
Trans:T20170060260 DEEDWARR
Recvd: 07/14/17 10:46 3 pgs
Fees:18.00 Taxes:732.23
20170714-0070929

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of July, 2017 by and between Rene Rosen-Rager and husband, Shauli Rosen-Rager, hereinafter referred to as GRANTOR, and Chelsea A. Musgrove, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot 241, Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, and Surveyors Certificate of Correction in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rene Rosen-Rager and husband Shauli Rosen-Rager by Warranty Deed from Greenvale Construction, LLC, dated January 31, 2005, recorded February 4, 2005, of record in Instrument No. 20050204-0013336, Register's Office for Davidson County, Tennessee.
Sellers name misspelled on Warranty Deed should be Shaul Rosen-Rager Not Shauli Rosen-Rager

This is [xx]improved [ ]unimproved property known as: 7217 Legacy Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WITNESS MY HAND on the day and year first above written.

Rene Rosen-Rager

Rene Rosen-Rager

Shaul Rosen-Rager

Shaul Rosen-Rager(misspelled on WD as Shauli Rosen-Rager)

INDIVIDUAL
STATE OF California
COUNTY OF _____

Personally appeared before me, a Notary Public of said county and state, Rene Rosen-Rager and husband, Shaul Rosen-Rager, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this ___ day of July, 2017.

See attached

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Chelsea A. Musgrove
7217 Legacy Dr.
Antioch, TN 37013

Send Tax Statements to:

SAME

_____

Map & Parcel: 182060A23100CO

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $197,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Bonita Martin

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of July, 2017.

Kathy Snider

Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-314

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On July 11, 2017 before me, Samantha Betanzos, Notary Public, personally appeared **Rene Rosen-Rager and Shaul Rosen-Rager,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA BETANZOS
COMM. # 2080401
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. SEP. 1, 2018

Signature _____ {SEAL}

----------**OPTIONAL**----------

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____