ADDRESS NEW OWNER: James A. Duensing
Julie L. Duensing
356 Summit Ridge Circle
Nashville, TN 37215

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 131050B35600CO

BILL GARRETT, Davidson County
Trans:T20170076893 DEEDWARR
Recvd: 09/01/17 12:18 2 pgs
Fees:13.00 Taxes:629.00
20170901-0090173

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Arthur Keith Rose and Kathy S. Rose, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James A. Duensing and Julie L. Duensing, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 356, Four Seasons Condominium, as established under Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Arthur Keith Rose and wife, Kathy S. Rose, from Karen Gannon and William Walsh by Warranty Deed recorded on July 1, 2014, in Instrument No. 20140701-0057519, Register's Office for Davidson County, Tennessee.

This is property with a common address of 356 Summit Ridge Circle, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in 5050, Page 30, and Book 6841, Page 390, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 6841, Page 349, as amended in Book 6847, Page 122, said Register's Office.(4) By-Laws in Book 6841, Page 376, said Register's Office.(5) Easement for Ingress, Egress, and Public Utilities in Book 5158, Page 846 and Book 5158, Pages 851 and 852, said Register's Office.(6) Deed to Metropolitan Government for sewer lines in Book 5271, Page 430, said Register's Office.(7) Engineer's Report in Book 6847, Page 125, said Register's Office.(8) Homeowners Association Charter in Book 6855, Page 917, said Register's Office, as amended in Book 8176, Page 697, said Register's Office.(9) Easement for ingress, egress, and regress to and from Hillsboro Road in Book 6869, Page 157 and 162, as re-recorded in Book 6870, Page 966, said Register's Office.(10) Consent to Easement Agreement in Book 6869, Page 162, as re-recorded in Book 6870, Page 966, said Register's Office.(11) Easement Agreement in Book 7776, Page 899, said Register's Office.(12) 20' Private Sewer Agreement in Book 10068, Page 413, said Register's Office.(13) Ingress, Egress, and Electric Utility Easement to SBA Properties in Instrument No. 20010912-0099679, said Register's Office.(14) Grant of Easement to Comcast of Nashville, I, LLC, in Instrument No. 20120521-0043888, said Register's Office.(15) Certificate of Substantial Completion in Instrument No. 20040827-0103690, said Register's Office.(16) Ingress and Egress and Public Utility Easements in Book 5158, Page 851, said Register's Office.(17) Easements in Book 6870, Page 966, and Book 515, Page 230, said Register's Office.(18) Agreement regarding Utility Service in Book 4821, Page 20, said Register's Office.(19) Easement for Ingress and Egress of record in Book 4821, Page 20, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of August 2017.

X Arthur Keith Rose
Arthur Keith Rose

X Kathy S. Rose
Kathy S. Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Arthur Keith Rose and Kathy S. Rose, husband and wife** , with whom I am personally acquainted, or who 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 office this 31st day of August 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Affiant

Subscribed and sworn before me this 31st day of August 2017.

Elizabeth Yarbrough
Notary Public
My Commission Expires: 7/5/21

ELIZABETH YARBROUGH TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 1708K245