WARRANTY DEED

DEBORAH A. REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean F. Roseman	Same as new owner	129 14 0A 025.00 CO
(NAME)	(NAME)	Bill Garrett Davidson County
6666 Brookmont Terrace, Unit 305		Batch# 34442 DEEDWARR
(ADDRESS)	(ADDRESS)	12/07/2017 10:54:45 AM 2 pgs
Nashville, TN 37205		Fees: $13.00 Taxes: $740.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171207-0124935

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Henry Geny,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jean F. Roseman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 of Wessex Towers Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, as 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 Number 20011127-0129399, Instrument Number 20080624-0065008 and Instrument Number 20120516-0042527, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments of record in Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles Henry Geny, married, by Warranty Deed from William O. Ferrell, unmarried, dated 7/25/17 and recorded 7/2717 in Instrument Number 20170727-0076180; and the same property previously conveyed to William O. Ferrell and wife, Ruth Jackson Ferrell by Warranty Deed from James I. Vance Berry and Richard F. Warren, Jr., Trustees of the Wade and Marvine Travis Trust, dated 8/22/95 and recorded 8/23/95 in Book 9771, Page 268, Register's Office for Davidson County, Tennessee. The said Ruth Jackson Ferrell is reported to have since died on December 13, 2016. See Power of Attorney for William O. Ferrell in Instrument Number 20170728-0076509, and Affidavit regarding POA being recorded out of order in Instrument Number 20170728-0076556, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 6666 Brookmont Terrace, Unit 305, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hands this 1st day of December, 2017.

Charles Henry Geny

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Henry Geny, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 173817

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020