Bill Garrett Davidson County
Batch# 35742 DEEDWARR
12/11/2017 10:44:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171211-0125876

This Instrument prepared by:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

WARRANTY DEED

Grantor:	**John H. Shatzer, Jr. and wife, Georganne Harmon**
Grantee:	**John H. Shatzer, Jr. and Georganne Harmon, Trustees of Shatzer-Harmon Residence Trust**
County:	**Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same as before**
John H. Shatzer, Jr. and Georganne Harmon, Trustees 618 Timber Lane Nashville, TN 37215	**Map and Parcel No. (s):** 117-02-0C-010.00-CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

John H. Shatzer, Jr.
Trustee

Subscribed and sworn to before me, this **9th day of November, 2017**.

Notary Public
My commission Expires March 10, 2019.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

affix seal here

FOR AND IN CONSIDERATION of ten dollars ($10.00) cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged, **John H. Shatzer, Jr.** and wife, **Georganne Harmon,** (together, "the Grantor") have this day bargained and sold, and do hereby transfer and convey unto **John H. Shatzer, Jr. and Georganne Harmon, Trustees of the Shatzer-Harmon Residence Trust, established November 9, 2017** (together, "the Grantee"), their successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. The Grantor does hereby covenant 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 applicable property taxes and as otherwise disclosed on Exhibit A.

The Grantor further covenants and binds itself and its successors and representatives to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed this Warranty Deed on this **9th day of November, 2017.**

John H. Shatzer, Jr.

Georganne Harmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John H. Shatzer, Jr.** and **Georganne Harmon**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th day of November, 2017.**

Notary Public

My Commission Expires March 10, 2019.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 10 together with carport designated number 10-A on the plan of Regency Park, (Woodlawn Manor Incorporated), of record in Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Shatzer, Jr. and Georganne Harmon, husband and wife, from John Perdue and wife, Virginia Perdue, by Warranty deed of record as Instrument No. 20161221-0134067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. All matters shown on the Plan of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee.
2. Master Deed establishing a Horizontal Property Regime of Regency Park of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.
3. Repurchase and Option Agreement of record in Book 3907, Page 839, and Counterpart in Book 7401, Page 912, in the Register's Office for Davidson County, Tennessee.
4. Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118 and amended in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
5. By-Laws of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument Number 20031029-0159210, Instrument Number 20050531-0060994 and in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee.
7. Any and all existing easements and restrictions as shown of record not stated herein.
8. Deed of Trust in favor of Regions Bank d/b/a Regions Mortgage, of record as Instrument No. 20161221-0134068, Register's Office for Davidson County, Tennessee.