Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# Warranty Deed

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|---|---|
| Bill Garrett Davidson County<br>Batch# 45806 DEEDWARR<br>01/09/2018 09:21:18 AM 2 pgs<br>Fees: $13.00 Taxes: $1,461.50<br>20180109-0002666 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $395,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 29th day of December, 2017.<br>Notary Public<br>My commission expires:<br>TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Matthew Callender | New Owner | |
| 6109A California Ave. | | 091-02-3T-001.00-CO |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY R. WRENN AND WIFE, JODI L. WRENN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW CALLENDER, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. "A", 6109 California Cottages, A Horizontal Property Regime with Private Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20151103-0112182, Register's Office for Davidson County, Tennessee, to which referenced is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants, contained in the said Declaration, the Plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20151103-0112182, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby and referenced and made apart hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Alex Trent, a single man by Warranty deed from Heidi Kocalis, unmarried and Elizabeth Jayne Waldon, unmarried, joint tenants with right of survivorship of record in Instrument No. 20150722-0071952 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 22, 2015.

Being a portion of the same property conveyed to Trent Development Group, LLC, a Tennessee limited liability company by Quitclaim deed from Alex Trent, a single man of record in Instrument No. 20150903-0089884 Register's Office for Davidson County, Tennessee, dated September 2, 2015 and recorded on September 3, 2015.

Being the same property conveyed to Gregory R. Wrenn and wife, Jodi L. Wrenn by Warranty deed from Trent Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20160607-0057501 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 07, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6109A California Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2017.

**Gregory R. Wrenn**

**Jodi L. Wrenn**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory R. Wrenn and Jodi L. Wrenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021