WARRANTY DEED

Bill Garrett Davidson County
Batch# 49252 DEEDWARR
01/19/2018 11:28:07 AM 2 pgs
Fees: $13.00 Taxes: $437.39

20180119-0005835

B-AR-17-2077

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,213.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane M. Eagen **Dana K. Eagen and Sandra L. Eagen, Trustees of the Dana K. Eagen and Sandra L. Eagen Revocable Trust created May 23, 2017**	new owner	
(NAME) **2077 Nashboro Blvd.**	(NAME) 4041 Pauline Cir.	**135-12-0A-038.00-CO** **135-12-0A-057.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Loomis, CA 95650	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. WASSENBERG AND NICHOLAS MATTHEW MOWRY WASSENBERG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANE M. EAGEN AND DANA K. EAGEN AND SANDRA L. EAGEN, TRUSTEES OF THE DANA K. EAGEN AND SANDRA L. EAGEN REVOCABLE TRUST CREATED MAY 23, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2077 and Garage No. 2077G of Nashboro Village Twelve Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominium of record in Book 4827, Page 30 and shown on Plat Book 4675, Page 121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to John M. Wassenberg and Nicholas Matthew Mowry Wassenberg by Warranty deed from James Miller, an unmarried man and Catherine Paulus, an unmarried woman of record in Instrument No. 20150720-0070987 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

Said Deed contained an error in that the Garage Number was left out of the legal description and is being corrected by Scrivener's Affidavit recorded simultaneously herewith of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium of record in Book 4827, Page 30, amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.
- Charter for Nashbor Village Twelve Condominium HOA of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.

- Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 149 - 151, Book 4660, Page 22 and Book 4860, Page 72 - 76, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2077 Nashboro Blvd., Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 16th DAY OF JANUARY, 2018.

John M. Wassenberg

Nicholas Matthew Mowry Wassenberg
by John M. Wassenberg, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. WASSENBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS MATTHEW MOWRY WASSENBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS MATTHEW MOWRY WASSENBERG.

Witness my hand and official seal, this the 16th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212