THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516418** Bill Garrett Davidson County Batch# 111323 **DEEDWARR** 07/02/2018 10:01:45 AM 2 pgs Fees: $13.00 Taxes: $2,479.00 20180702-0063693	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Daniel Reynolds 2937 Primrose Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0X-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cherie Petterson, Trustee of the Cherie Petterson 2013 Living Trust dated November 26, 2013 and amended on June 5, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Reynolds**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A of Primrose Townhomes, a horizontal property regime with private elements, described in a Master Deed of record in Instrument No. 20150123-0006750 and amended in Instrument No. 20160107-0001627, said Units being situated on Lot No. 11 of Block "C" on the Map of Belmont Terrace, Annex No. 4, of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from McDowell Development, LLC, a Tennessee limited liability company to The Cherie Petterson 2013 Living Trust, as recorded on the 15th day of May, 2017 in Instrument No. 20170515-0048063; part of Quitclaim Deed from Primrose Urban Development, LLC, a Tennessee limited liability company to McDowell Development, LLC, a Tennessee limited liability company, as recorded on the 13th day of January, 2016 in Instrument No. 20160113-0003644; part of Quitclaim Deed from The Cherie Petterson 2013 Living Trust to Primrose Urban Development, LLC, as recorded on the 23rd day of January, 2015 in Instrument No. 20150123-0006749 and part of Warranty Deed from Alpha One, LLC, a Tennessee limited liability company to Cherie Petterson, Trustee of the Cherie Petterson 2013 Living Trust, as recorded on the 18th day of December, 2014 in Instrument No. 20141218-0116075, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20150123-0006750 and 20160107-0001627.

Charter of Primrose Townhomes Corporation recorded at Instrument No. 20090413-0033072.

Easement for Easement Agreement (Fence Encroachment), recorded in Instrument No. 20100811-0063419.

This is improved property located at 2937 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2018.

The Cherie Petterson 2013 Living Trust

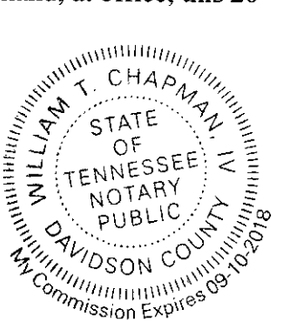
By: Cherie Petterson, Trustee By: David Pruett, Attorney in Fact

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By: David Pruett, 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, David Pruett, 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 the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cherie Petterson, Trustee of the Cherie Petterson 2013 Living Trust and that he is authorized by Cherie Petterson, Trustee of the Cherie Petterson 2013 Living Trust to execute this instrument on her behalf.

WITNESS my hand, at office, this 20th day of June, 2018.



Notary Public