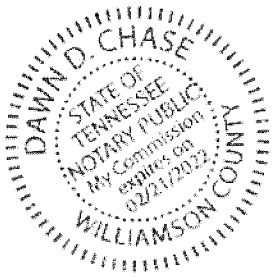
Karen Y Johnson Davidson County
Batch# 142777 DEEDWARR
09/19/2018 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,210.01
20180919-0092880

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
The Rosengarten Family Revocable Living Trust, dated December 12, 2013	New Owner	158 09 0A 016.00
(NAME) 2450 Hidden River Lane ~~6329 Chickering Woods Drive~~	(NAME)	
(ADDRESS) Franklin 37069 ~~Nashville, TN 37215~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, WE, **Tim D. Gregory, Heather P. Gregory and John D. Purves, Trustees of The Purves 2013 Family Trust**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael J. Rosengarten and Shana R. Rosengarten, Trustees of The Rosengarten Family Revocable Living Trust, dated December 12, 2013**, 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:

Being a certain condominium unit lying in Davidson County, Tennessee, being Unit No. 8-B as established by the Master Deed of Chickering Woods, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, of record in Book 6521, page 647; as amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit; and as shown on the plan of record in Book 6250, page 380, said Register's Office, to which reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to John D. Purves, Trustee of the Purves 2013 Family Trust by Warranty Deed from Paul Greenland and Fiona Greenland, husband and wife dated July 10, 2013 and recorded July 12, 2013 as Instrument No. 20130712-0072338, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-187373FC

unimproved ☐

This is improved ☒ property, known as 6329 Chickering Woods Drive, Nashville, TN 37215

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 successors 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 successors 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 our hands this 18th day of September, 2018.

The Purves 2013 Family Trust

BY: _____ Trustee
Tim D. Gregory
Trustee

BY: _____ TRUSTEE
Heather P. Gregory
Trustee

BY: _____ TRUSTEE
John D. Purves
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tim D. Gregory, Heather P. Gregory and John D. Purves with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Purves 2013 Family Trust, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-187373FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019