Karen F Johnson Davidson County
Batch# 181228 DEEDWARR
01/07/2019 02:23:28 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50
20190107-0001639

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian R. Chase and Tonya F. Chase, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Bridges Furman, Trustee of the C.B.F. Revocable Living Trust dated 12/23/09**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2, The Row at Waverly Place, a Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141023-0097778, as amended in Instrument No, 20160218-0015586, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descriptions of the property.

Being the same property conveyed to Brian R. Chase and Tonya F. Chase, husband and wife, by deed from GYJ Ventures, LLC, a Delaware limited liability company, dated October 28, 2016, of record in Instrument No. 20161031-0114965, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1029 Wedgewood Avenue, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of January, 2019.

Brian R. Chase

Tonya F. Chase

State of Tennessee)
County of Davidson)

On this 4th day of January, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian R. Chase and Tonya F. Chase, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 635,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of January, 2019.

Carmen Coats
Notary Public

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires:

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles Bridges Furman, Trustee C.B.F. Revocable Living Trust 320 Hamlets End Way Franklin, TN 37067	NEW OWNER	105-09-0W-002.00