Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

ADDRESS NEW OWNER: Rebecca Y. Harris, Trustee of the Murray Trust
dated February 20, 2019
33 Music Square W.
Suite 102B
Nashville, TN 37203

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 215353 DEEDWARR
04/09/2019 09:12:59 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20
20190409-0032091

MAP-PARCEL NOS. 171-03-0B-200.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jennifer S. Ogg** *(the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Rebecca Y. Harris, Trustee of the Murray Trust dated February 20, 2019** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 6, Phase Two, Section Six, on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer S. Ogg, unmarried, from Charlene K. Franklin, married, by Warranty Deed recorded on August 7, 2006, in Instrument No. 20060807-0096433, Register's Office for Davidson County, Tennessee.

This is property with a common address of 601 Old Hickory Boulevard, Unit 6, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plat of Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, page 953, and page 954, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Townhomes, of record in Book 1150, page 531 (Phase 2, Section 6) and amended in Book 11682, page 75, Register's Office for Davidson County, Tennessee(4) By-Laws of Fredericksburg Townhomes Association, Inc. of record in Book 11550, page 554, Register's Office for Davidson County, Tennessee.(5) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65 and amended in Book 9500, page 393, Book 9860, page 840 and in Book 10694, page 541, Register's Office for Davidson County, Tennessee.(6) By-Laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 45 and amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.(7) Restrictive Covenants contained in Book 7798, page 843, Register's Office for Davidson County, Tennessee.(8) Charter of Fredericksburg Townhome Association, Inc. of record in Book 11550, page 529, Register's Office for Davidson County, Tennessee.(9) Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.(10) Corporation Charter (Non-Profit) of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.(11) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenance of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.(12) Warranty Deed to State of Tennessee and Easement for Drainage Facilities of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.(13) Deed of acreage for Amenities Area of record in Book 9443, page 538, Register's Office for Davidson County,

Tennessee.(14) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9607, page 431, Register's Office for Davidson County, Tennessee.(15) Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.(16) Conveyance of Common Area to Fredericksburg Townhomes Association, Inc. of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.(17) Grant of Easement between Comcast of Nashville I, LLC and Fredericksburg Townhomes Association, Inc. for Cable TV of record in Instrument No. 20131021-0109635, Register's Office for Davidson County, Tennessee.(18) Planned Unit Development Boundary Fredericksburg Plat of record in Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.(19) Plat of Amenities Area Fredericksburg of record in Plat Book 7900, page 807, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of April 2019.

Jennifer S. Ogg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer S. Ogg** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of April 2019.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$315,000.00~~ $316,000.00

Affiant

Subscribed and sworn before me this 1st day of April 2019.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____