Karen Johnson Davidson County
Batch# 219400 DEEDWARR
04/18/2019 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $2,886.00
20190418-0035674

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $780,000.00. Sharon J Muller Affiant Subscribed and sworn to before me, this 17th day of April, 2019. Notary Public My Commission Expires: 10-14-2019

DONNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: William G. Brown and Patsy Brown 42 Green View Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 104140G09800CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **SUSAN BERK-SELIGSON AND MITCHELL A. SELIGSON, TRUSTEES OF THE SUSAN BERK-SELIGSON LIVING TRUST, established by the Revocable Trust Agreement of Susan Berk-Seligson, dated December 5,**

2007, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM G. BROWN AND WIFE, PATSY BROWN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 141 on the Revision to Lots 141 and 142 of Whitworth, Phase 1A, of record in Book 8250, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Berk-Seligson and Mitchell A. Seligson, Trustees of The Susan Berk-Seligson Living Trust, established by the Revocable Trust Agreement of Susan Berk-Seligson, dated December 5, 2007, by deed from Susan Berk-Seligson, of record in Instrument No. 20071220-0146185, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, contained in instrument of record in Book 8026, page 305; Book 8047, page 243; Book 8282, page 45, as amended in Book 8830, page 249; Book 8830, page 270; as amended in Book 9778, page 27 and Amendment of record in Instrument No. 20100615-0046543 and in Instrument No. 20170720-0073719, Register's Office for Davidson, Tennessee.

3. Matters shown on the Plan of record in Book 8250, page 26, Register's Office for Davidson County, Tennessee.

4. By-Laws contained in Instrument of record in Book 8026, page 335, as amended in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.

5. Charter of HOA set forth in instrument of record in Book 8090, page 691, as amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.

6. Subject to a Quitclaim Deed to HOA for common areas and roadways set forth in Instrument of record in Book 9778, page 29, Register's Office for Davidson County, Tennessee.

7. Subject to an sewer easements set forth in Instruments of record in Book 3467, page 194; Book 3573, page 442; Book 3467, page 204; Book 3505, page 338; Book 4191, page 631 and Book 8486, page 311, Register's Office for Davidson County, Tennessee.

8. Easement for water main and appurtenances set forth in an instrument of record in Book 7868, page 959 and Book 8486, page 315, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common elements.

This is improved property known as: **42 Green View, Nashville, TN 37205.**

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 heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

[Signatures on following page]

WITNESS my hand this 10th day of April, 2019.

THE SUSAN BERK-SELIGSON LIVING TRUST

By: Susan Berk-Seligson
Susan Berk-Seligson, Trustee

By: M. A. Seligson
Mitchell A. Seligson, Trustee

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Berk-Seligson, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of April, 2019.

(Seal)

MOHAMED N MUNTAZ
Notary Public - State of New York
NO. 01MU6387355
Qualified in Queens County
My Commission Expires Feb 11, 2023

Mohamed Muntaz
Notary Public

My Commission Expires: 2/11/2023

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Seligson, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of April, 2019.

(Seal)

MOHAMED N MUNTAZ
Notary Public - State of New York
NO. 01MU6387355
Qualified in Queens County
My Commission Expires Feb 11, 2023

Mohamed Muntaz
Notary Public

My Commission Expires: 2/11/2023

767089.1/200736

True Copy Certification

I, Wesley D. Turner, 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.

Signature

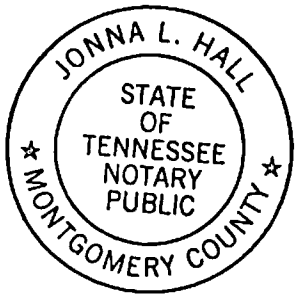
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal



722337.1/2010969