This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
Stewart G. Austin, Jr. Glankler Brown, PLLC 6000 Poplar Ave., Suite 400 Memphis, Tennessee 38119	King W. Rogers III and Judy P. Rogers 3737 West End Ave., #204 Nashville, TN 37204	3737 West End Ave., #204 Nashville, TN 37204 **Tax Parcel ID #:** 104-090J-204.00

Karen Johnson Davidson County
Batch# 320134 DEEDWARR
11/26/2019 10:23:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191126-0122170

Mail Tax Bills to:
King W. Rogers III and
Judy P. Rogers
3737 West End Ave., #204
Nashville, TN 37204

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 15th day of November, 2019, by and between **STEWART G. AUSTIN, Trustee of the RGN Trust,** (hereinafter the "Grantor"), and **KING W. ROGERS III, and wife, JUDY P. ROGERS** (the "Grantee").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

See attached Exhibit A.

Being the same property conveyed to Grantor by Warranty Deed of record at Document Number 20190626-0061936 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for:

1. Subject to all matters shown on the Plan to the Master Deed of The Westbury Condominium of record in Book 6819, page 210, in the Register's Office for Davidson County, Tennessee;

2. Master Deed establishing a Horizontal Property Regime of Westbury Condominiums of record in Book 6819, Page 210, as amended in Book 6886, Page 662, Book 6958, Page 220 and Instrument No. 200006060055942, in said Register's Office;

3. By-Laws of record in Book 6819, Page 210, of said Register's Office;

4. Charter for Westbury Condominium Association of record in Book 6819, Page 862, as amended in Book 7970, Page 553, in said Register's Office;

5. Subject to lien for special assessments as contained in the Master Deed; and

6. Subject to the rights of other in and to the common areas and/or elements.

The Grantor further covenants that the title and quiet possession thereto it will forever warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

STEWART G. AUSTIN, JR., Trustee of the RGN Trust

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of said County and State, personally appeared STEWART G. AUSTIN, Trustee of the RGN Trust, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of the RGN Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee

Witness my hand and seal, at Office, as of the 15 day of November, 2019.

Notary Public

LESLIE HAUSE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12-07-2020

My Commission Expires: _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, this transfer is exempt from transfer tax under T.C.A. § 67-4-409(F) as a transfer from a revocable living trust to the creators of the trust.

Affiant

Subscribed and sworn to before me this the 15 day of November, 2019.

Notary Public

LESLIE HAUSE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12-07-2020

My Commission Expires:

_____

Exhibit A

Legal Description

A condominium Apartment in Davidson County, Tennessee, Being Unit No. 204 of the Westbury Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, together with Allocated Parking Space No. 16 and Reserved Space No. S-17, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

4823-4056-8492, v. 1