Karen Johnson Davidson County
Batch# 397904 DEEDWARR
05/08/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200508-0048193



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 5 day of May, 2020.

Notary Public

My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Abigail Forrester	Legacy Home Loans LLC	**160-16-0C-028.00-CO**
401 Old Towne Drive	4004 Hillsboro Pike Ste 216B	
Brentwood, TN 37027	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gregory Forrester, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Abigail Forrester, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No 28 of The Terraces at Brentwood Chase, a Horizontal Property Regimes located on Old Town Drive, in Brentwood, Tennessee, together with Easements as shown on the plat of The Terraces at Brentwood Chase, recorded in Instrument No 20001103-0109137, said Register's Office, and described in a Declaration of Covenants, Conditions, & Restrictions as recorded in Instrument No 20001214-0123057 as amended in Instrument No 20010119-0005975, Instrument No 20010328-0029845 and Instrument No 20041206 0144631, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Terraces at Brentwood Chase, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded In Instrument No 20001214-0123058, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory Forrester, an unmarried man by Warranty deed from S'Lena Chacon, a single person of record as Instrument No. 20190910-0091529 Register's Office for Davidson County, Tennessee.

This is improved property known as **401 Old Towne Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of May, 2020.

Gregory Forrester

STATE OF Ohio

COUNTY OF Lucas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregory Forrester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 1 day of May 2020.

Kimberlee R. Larberg
Notary Public
My Commission Expires: 8-17-21

SolomonParks File No. 20-000075-528

NOTARIAL SEAL STATE OF OHIO

KIMBERLEE R. LARBERG
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 08-17-2021

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY