THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426239

Karen Johnson Davidson County
Batch# 404113 **DEEDWARR**
05/21/2020 09:56:07 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20200521-0052808

STATE OF ~~TENNESSEE~~) CALIFORNIA
COUNTY OF ~~DAVIDSON~~ CONTRA COSTA

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Cherie Petters Trustee
Affiant

Subscribed and sworn to before me, this 19th day of May, 2020.

Notary Public
My Commission Expires: 4-30-2022

CYNTHIA E. SANDOVAL
COMMISSION #2240649
Notary Public - California
CONTRA COSTA COUNTY
MY COMMISSION EXPIRES
April 30, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Luckenbaugh 2711 9th Avenue South Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 0F 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Cherie Petterson 2013 Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Luckenbaugh**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Halcyon Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20070530-0064295, as amended in Instrument No. 20070628-0076978, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to The Cherie Petterson 2013 Living Trust, by Quitclaim Deed from Elizabeth Petterson, of record in Instrument No. 20181226-0125104, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.D.Gale's Kirkwood Addition, as recorded in Plat Book 332, Page(s) 76.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070530-0064295, as amended in Instrument No. 20070628-0076978.

This is improved property located at 2711 9th Avenue South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2020.

The Cherie Petterson 2013 Living Trust

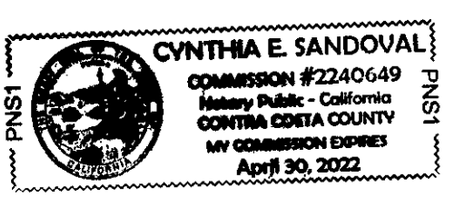
By: Cherie Petterson Trustee
Cherie Petterson, Trustee

STATE OF CALIFORNIA

COUNTY OF Contra Costa.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherie Petterson with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Cherie Petterson 2013 Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of May, 2020.



Cynthia E. Sandoval
Notary Public