Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-759

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ --- Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Shelley Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2021

J Anderson
Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES APR 6, 2022

Commission Expires: 01/18/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peggy J Rouillier Living Trust 511 Harpeth Park Drive Nashville, TN 37221	8240 Sawyer Mill LN Arlington,TN 38002	142-07-0I-012.00-CO

Karen Johnson Davidson County
Batch# 584757 DEEDWARR
03/04/2021 12:25:26 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210304-0028411

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shelley Crane, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peggy J. Rouillier, Trustee of the Peggy J. Rouiller Living Trust dated October 24, 1996

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 511, Harpeth Park Townhomes, a Townhouse Planned Unit Development, as established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shelley Crane, an unmarried woman by Warranty deed from 7301 Highway 70, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180220-0015862 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

Being also known as 511 Harpeth Park Drive 511 Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 511 Harpeth Park Drive, Nashville, TN 37221

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. 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.

Dated this the 26th day of February, 2021.

Shelley Crane

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelley Crane** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of February, 2021.

CLEMETEE WHALEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public
My Commission Expires: 01/18/2022