THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132679**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,500.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2021. Notary Public My Commission Expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 589292 DEEDWARR
03/11/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $775.15
20210311-0032262

WARRANTY DEED

Address New Owner: Matthew Williams and Melody Williams 5835 Brentwood Trace Brentwood TN 37027	Send Tax Bills To: Highlands Residential Mortgage 12001 N Central Expressway Ste. 750 Dallas, TX 75243	Tax Information: Tax Parcel ID No. 160 14 0B 131.00

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, **Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melody Anne Trigona Williams and Matthew Patrick Williams, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 5835, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for said County, amendment to Master Deed in Book 5545, Page 510, and amendment to By-Laws in Book 5537, Page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Regen Family Living Trust, by Quitclaim Deed from William P. Regen III, of record in Instrument No. 20011002-0106310, in the Register's Office of Davidson County, Tennessee, dated September 27, 2001 and recorded on October 02, 2001.

Being the same property conveyed to William P. Regen, III, by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, of record in Book 5648, Page 369, in the Register's Office of Davidson County, Tennessee, dated September 03, 1980 and recorded on September 09, 1980.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revision, Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 261. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 219, as revised in Plat Book 5200, Page 230.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominium of record in Book 5524, Page 415, as amended by instrument(s) of record in Book 5545, Page 510 and amendment to by-laws in Book 5537, Page 988; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress, Egress, Public Utilities and Drainage, recorded in Book 4660, Page 110 and Book 4831, Page 125. Easement for Broadband Communications Services, recorded in Instrument No. 20181029-0106563.

Deed of Conveyance of record in Book 6122, Page(s) 419 and 424.

This is improved property located at 5835 Brentwood Trace Brentwood TN 37027

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 5th day of March, 2021.

Regen Family Living Trust dated July 20, 2001

BY: Phillip Allan Regen, Co-Trustee

BY: Douglas William Regen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Allan Regen and Douglas William Regen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Regen Family Living Trust dated July 20, 2001, 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 5th day of March, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 15, 2022

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON