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

CRT File No. 210736364

Karen Johnson Davidson County
Batch# 701614 **DEEDWARR**
08/20/2021 10:37:27 AM 2 pgs
Fees: $13.00 Taxes: $2,566.14

20210820-0112837

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $693,550.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 1, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Faye Chrisley 412 Village Hall Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131 02 0M 007.00

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, **Philip Matthew Elrod, Successor Trustee of The James Patrick Elrod Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Faye Chrisley**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2136 of Village Hall (also known as 412 Village Hall Place, Unit 2136), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650; and as amended in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028; Instrument No. 20170324-0028758; as amended Bylaws recorded in Instrument Nc. 20141202-0110599; Instrument No. 20130422-0039977; Instrument No. 20131204-0123748; Instrument No. 20170324-0028757; as Rules and Regulations for Village Hall recorded in Instrument No. 20140801-0069319 and Instrument No. 20161128-0124628, Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The Easements, Restrictive Covenants, Conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to James P. Elrod, unmarried, by Warranty Deed from H. Newton Williams, unmarried, of record in Instrument No. 20190222-0016136, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on February 22, 2019.

Being the same property conveyed to The James Patrick Elrod Trust, James Patrick Elrod, Trustee, by Quitclaim Deed from James P. Elrod, Unmarried, of record in Instrument No. 20210429-0057103, in the Register's Office of Davidson County, Tennessee, dated April 26, 2021 and recorded on April 29, 2021. James Patrick Elrod having died on June 14, 2021 in Douglas County, Kansas leaving Philip Matthew Elrod as Successor Trustee.

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 and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village Hall, as recorded in Plat Instrument No. 20041001-0118509.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Village Hall Condominium of record in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028; Instrument No. 20170324-0028758; as amended Bylaws recorded in Instrument No. 20141202-0110599; Instrument No. 20130422-0039977; Instrument No. 20131204-0123748; Instrument No. 20170324-0028757; as Rules and Regulations for Village Hall recorded in Instrument No. 20140801-0069319 and Instrument No. 20161128-0124628 and as Annexation to Village Hall recorded in Instrument No. 20121204-0111555; 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 Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140630-0057297.

Easement recorded in Book 11740, Page 614.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040720-0086493.

This is improved property located at 412 Village Hall Place Nashville TN 37215

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 _____ day of August, 2021.

The James Patrick Elrod Trust

TRUSTEE

BY: Philip Matthew Elrod, Successor Trustee

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Matthew Elrod, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee for The James Patrick Elrod 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 18 day of August, 2021.

Notary Public

My Commission Expires: 11-25-2021

NOTARY PUBLIC
STATE OF KANSAS
SUSAN C PARSCAL
My Appointment Expires 11-25-21