Karen Johnson Davidson County
Batch# 712921 DEEDWARR
09/10/2021 12:44:24 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20210910-0121598

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836835** ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jordan M. Moi and Caitlin R. Moi 3917 Cross Creek Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 14 0D 001.00

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, **William T. Chapman, IV, Trustee of the Bluegrass Revocable Trust dated September 22nd, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan M. Moi and Caitlin R. Moi, husband and wife**, ("Grantees"), its successors, 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 A of Cross Creek Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Cross Creek Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120910-0081958, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, Restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cross Creek Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120910-001958, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William T. Chapman, IV, Trustee of the Bluegrass Revocable Trust dated September 22nd, 2016, by Warranty Deed from Adam B. Morgan and wife, Amanda K. Morgan, of record in Instrument No. 20160926-0101314, in the Register's Office of Davidson County, Tennessee, dated September 22, 2016 and recorded on September 26, 2016.

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.

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 Sugar Tree Subdivision, as recorded in Plat Book 1424, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120910-0081958.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 1715, Page 101.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3914, Page 69.

This is improved property located at 3917 Cross Creek Road Nashville TN 37215

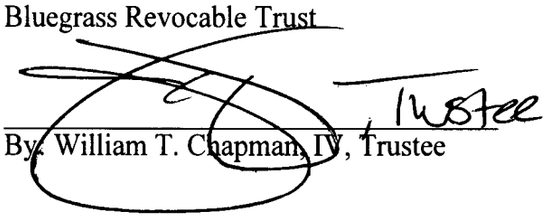
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

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 9th day of September, 2021.

Bluegrass Revocable Trust

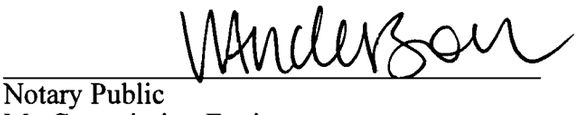


By: William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, 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 Trustee of Bluegrass Revocable Trust dated September 22, 2016, 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 9th day of September, 2021.



Notary Public
My Commission Expires: _____

