WARRANTY DEED

Karen Johnson Davidson County
Batch# 719263 DEEDWARR
09/17/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20210917-0125348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF Sept., 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

GERALE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hearth Group Holdings, LLC (NAME)	Hearth Group Holdings, LLC (NAME)	
803 General George Patton Road (ADDRESS)	625 Bakers Bridge Ave. Ste. 105 (ADDRESS)	142 09 0B 803.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID DEAN MOSHER, TRUSTEE OF THE MOSHER FAMILY TRUST DATED JULY 9, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEARTH GROUP HOLDINGS, LLC**, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 803, together with the carport designed No. 803-C, of Building 2, Phase One - Lot One, Section Five, River Plantation Condominiums Apartments, created under Title 66, section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5410, Page 248, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat, of record in Plat Book 5200, Page 145 & 146, said Register's Office, for a more complete and accurate legal description of such Unit.

Being the same property conveyed to The Mosher Family Trust, dated July 01, 2003, Bruce C. Mosher and Dorothy J. Mosher, Trustors and /or Trustees, by Warranty Deed from Bruce C. Mosher and Dorothy J. Mosher, of record in Instrument No. 20030711-0096558, in the Register's Office of Davidson County, Tennessee, dated July 09, 2003 and recorded on July 11, 2003. Dorothy J. Mosher has since died. Bruce C. Mosher died on March 18, 2021. David Dean Mosher is Successor Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 803 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 14th day of September, 2021

THE MOSHER FAMILY TRUST DATED JULY 9, 2003

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kevin D. Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of **DAVID DEAN MOSHER, TRUSTEE OF THE MOSHER FAMILY TRUST DATED JULY 9, 2003** Authorized Agent and acknowledged that he executed the same as the free act and deed of **DAVID DEAN MOSHER, TRUSTEE OF THE MOSHER FAMILY TRUST DATED JULY 9, 2003** and further acknowledged that **DAVID DEAN MOSHER IS TRUSTEE OF THE MOSHER FAMILY TRUST DATED JULY 9, 2003** and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 14th day of September, 2021.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

_____
Notary Public

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 14, 2021.

Signature
September 14, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 14, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025