WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 783144 DEEDWARR
01/03/2022 11:21:25 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220103-0000391

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 2021

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2021-2443

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard O. Tirrill, IV and Stacey Tirrill husband and wife	New Owner	142-09-0B-803.00-CO
(NAME)	(NAME)	
803 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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, **Hearth Group Holdings, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willard O. Tirrill, IV and Stacey Tirrill husband and wife,** 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, Building 2, Phase 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 Bruce Mosher and wife, Dorothy Mosher by Warranty deed from Mary Ann DiSante, formerly known as Mary Ann Ritlaw, a married person of record in Book 10268, page 690, Register's Office for Davidson County, Tennessee, dated November 19, 1996 and recorded on November 25, 1996.

Being the same property conveyed to The Mosher Family Trust, dated July 1, 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 Register's Office for Davidson County, Tennessee, dated July 9, 2003 and recorded on July 11, 2003.

Being the same property conveyed to Hearth Group Holdings, LLC by Warranty deed from David Dean Mosher, Trustee of the Mosher Family Trust Dated July 09, 2003 of record in Instrument No. 20210917-0125348 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 257, Plat Book 5200, page 135 and Plat Book 5200, Page 145 and 146, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 5410, Page 248 and By-Laws shown as Book 5410, Page 260, Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This 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/our hand(s) this 28TH DAY OF DEC., 2021.

Hearth Group Holdings, LLC

BY: Authorized Agt

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 28TH day of DEC., 2021.

Notary Public

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025