THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142915**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $890,000.00. Affiant Subscribed and sworn to before me, this 21 day of November, 2022. Notary Public My Commission Expires: 9/21/25

KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 943730 DEEDWARR
11/22/2022 09:39:41 AM 2 pgs
Fees: $13.00 Taxes: $3,293.00
20221122-0123543

WARRANTY DEED

Address New Owner: Glenn N. Wagner and Sally J. Rutherford PO Box 50433 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 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, **Elizabeth Faye Chrisley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn N. Wagner and Sally J. Rutherford, husband and wife,** ("Grantees"), their 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 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; Annexation recorded in Instrument No. 20121204-0111555, 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 Elizabeth Faye Chrisley, by Warranty Deed from Philip Matthew Elrod, Successor Trustee of The James Patrick Elrod Trust, of record in Instrument No. 20210820-0112837, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

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 2023 and thereafter, 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 PUD Boundary Plat of Village Hall, as recorded in 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 by instrument(s) of record 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; Annexation 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 Electric Power Transmission, recorded in Book 11740, Page 614.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140630-0057297.

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

This is improved property located at 412 Village Hall 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 16th day of November, 2022.

Elizabeth F. Chrisley

Elizabeth Faye Chrisley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Faye Chrisley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026