WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 02/26/2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 973907 DEEDWARR
02/24/2023 10:18:45 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20230224-0013136

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

File #23-PA-0247-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Posman (NAME)	**New Owner** (NAME)	
247 Westchase Drive (ADDRESS)	(ADDRESS)	**116 03 0F 047.00**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER MACLAGGAN AND JENNIFER MACLAGGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN BRYCE POSMAN, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 247, on the Plan of Phase II, Westchase Condominium Apartments, as of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter MacLaggan and Jennifer MacLaggan, husband and wife, by Warranty Deed from Noble Properties, Inc. a Tennessee Corporation, of record in Instrument No. 20180209-0013188, in the Register's Office of Davidson County, Tennessee, dated February 01, 2018, and recorded on February 09, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Westchase Condominium Apartments, as recorded in Book 6250, Page 43.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westchase Condominium of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677; Book 6341, Page 380 and Book 6866, Page 362; 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 Right-of-Way, recorded in Instrument No. 20100219-0012994.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **247 Westchase Drive, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd day of February, 2023.

Peter MacLaggan by Loy Carney, Attorney-In-Fact

Peter MacLaggan by Loy Carney, his Attorney-In-Fact

Jennifer MacLaggan by Loy Carney, Attorney-In-Fact

Jennifer MacLaggan by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2023, before me personally appeared Loy Carney, Colton to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Peter MacLaggan and acknowledged that he executed the same as the free act and deed of the said Peter MacLaggan.

Witness my hand, at office, this 22nd day of February, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jennifer MacLaggan, and acknowledged that he executed the same as the free act and deed of the said Jennifer MacLaggan.

Witness my hand, at office, this 22nd day of February, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BV-23247