Return to: John T. Cook P.C.

Box 14A
File G-23956-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037187 DEEDWARR
Recvd: 05/21/12 13:30 2 pgs
Fees:13.00 Taxes:555.00

20120521-0043858

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2012.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sean M. Kelly	**First Community Mortgage, Inc.**	**Map 161-15-0-B, Parcel 062.00CO**
3722 Lausanne Drive	**275 Robert Rose Drive**	
Nashville, TN 37211	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cheryl Senieur, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean M. Kelly, a single person

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:

LAND in Davidson County, Tennessee, being Unit No. 225 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

BEING the same property conveyed to Cheryl Senieur, an unmarried woman by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20100917-0074031, dated September 16, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws, a Horizontal Property Regime with private elements, of record in Instrument No. 20051117-0138877 and First Amendment in Instrument No. 20070517-0059078, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3722 Lausanne Drive, Nashville, TN 37211**

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 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 15 day of **May, 2012.**

Cheryl Senieur

STATE OF IDAHO)
COUNTY OF Ada)

Personally appeared before me, a Notary Public of said County and State, **Cheryl Senieur,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Meridian Idaho, this 15th day of **May, 2012.**

Helen R Buchanan
Notary Public

My Commission Expires: Sept 14, 2015

HELEN ROCHELLE BUCHANAN
NOTARY PUBLIC
STATE OF IDAHO