BILL GARRETT, Davidson County
Trans:T20130074523 DEEDWARR
Recvd: 08/28/13 13:30 2 pgs
Fees:13.00 Taxes:525.40

20130828-0090862

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 142,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY C. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
REBECCA J. CRAIG	**NEW OWNER**	**161150B07100CO**
3537 STEFFISBURG DRIVE	**SAME**	
NASHVILLE, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

ANN STEPHANIE DEAN, MARRIED

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

REBECCA J. CRAIG

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. 234 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. 200511170138877, 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, said Register's Office, for a more complete identification and description of said Unit.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE ANN SWARTZ, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM MACS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 10/29/2010 RECORDED ON 11/02/2010 IN INSTRUMENT NO. 20101102-0087555 SAID REGISTER'S OFFICE FOR SAID COUNTY. STEPHANIE ANN SWARTZ IS NOW KNOWN AS ANN STEPHANIE DEAN, MARRIED.ANDREW S. DEAN HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

STEPHANIE ANN DEAN AND ANN STEPHANIE DEAN ARE ONE AND THE SAME PERSON.

POWER OF ATTORNEY AUTHORIZING ANN STEPHANIE DEAN TO SIGN AS POWER OF ATTORNEY FOR ANDREW S. DEAN IS OF RECORD IN INSTRUMENT NO. 20130828-0090861 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3537 STEFFISBURG 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, 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 in 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 20th day of August, 2013.

Ann Stephanie Dean
ANN STEPHANIE DEAN

Andrew S. Dean by: Ann Stephanie Dean his attorney in fact
ANDREW S. DEAN
BY: ANN STEPHANIE DEAN
HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANN STEPHANIE DEAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2013.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANN STEPHANIE DEAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of ANDREW S. DEAN, and who acknowledged that she executed the same as the free act and deed of ANDREW S. DEAN.

Witness my hand, at office, this 20th day of August, 2013.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD