BILL GARRETT, Davidson County
Trans:T20130102151 DEEDWARR
Recvd: 12/05/13 09:45 2 pgs
Fees:13.00 Taxes:625.30
20131205-0123876

Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

#1096

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nicole Nogueras	New Owner	Map 161-15-0-B-
3515 Steffisburg Drive		Parcel 082.00 CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lauren Renae Stephens Best, married,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Nicole Nogueras, unmarried,** "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 245, 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, said Register's Office, 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, to which hereby reference to a more complete and accurate description of said Lot.

Being the same property conveyed to Lauren Renae Stephens, unmarried woman by warranty deed dated October 12th, 2010 from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20101013-0081997, said Register's Office.

This is the same description as used in the last deed of record.

John Best joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of John Best by Lauren Best, his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131205-0123875 said Register's Office.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable.**
2. **Restrictions, Master Deeds, By Laws and Charter of record in Instrument No. 20051117-0138877, 20070517-0059078, and in 20051122-0141352, said Register's Office.**
3. **Easements of record in Book 2400, page 596, Book 4730, page 607, Book 6710, page 495, Instrument Nos. 20020919-0114212, 2002104-01394971, and in Instrument No. 20091020-0096978, said Register's Office.**
4. **Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, page 752, said Register's Office.**
5. **Any and all rights of others in and to the common areas and/or elements.**
6. **All matters appearing of record in Plat Book 6250, page 763, corrected in Book 6749, page 640, Book 6900, page 806 and in Instrument Number 20021107-0137236, said Register's Office.**

This is improved property commonly known as **3515 Steffisburg Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $169,000.00.

Alexis Perkins
Affiant

Subscribed and sworn to before me this 4th day of December, 2013

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E Mannix
Notary public: comm exp 1-6-15

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of December, 2013.

Lauren Renae Stephens Best
Lauren Renae Stephens Best

John Best by Lauren Best, Attorney in Fact
John Best by Lauren Best, Attorney in Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Renae Stephens Best and Lauren Best as Attorney-inFact for John Best** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 4th day of December, 2013.

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 01/13/2015