WARRANTY DEED

G-PP-13-3507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Megan Fowler
Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Rathe	NEW OWNER	
3507 Steffisburg Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		161-15-0-B 084.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH E. WHIGHAM, AN UNMARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARED RATHE, A MARRIED MAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 247, ON THE PLAN OF ROSEMONTE - PHASE 2, FILED AS EXHIBIT TO AND ESTABLISHED BY MASTER DEED OF ROSEMONTE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20051117-0138877, AS AMENDED IN INSTRUMENT NO. 20070517-0059078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH E. WHIGHAM, AN UNMARRIED MAN BY WARRANTY DEED DATED 10/26/2009 FROM MACS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20091028-0099460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAN BOOK 6250, PAGE 863, BOOK 6749, PAGE 640, PLAN BOOK 6900, PAGE 806 AND INSTRUMENT NO. 20021107-0137236; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051117-0138877, AMENDED IN INSTRUMENT NO. 20070517-0059078; EASEMENT OF RECORD BOOK 2400, PAGE 596; AGREEMENT OF RECORD IN BOOK 6699, PAGE 752; AGREEMENTS FOR DEDICATION OF EASEMENT OF RECORD IN BOOK 6710, PAGE 495 AND INSTRUMENT NO. 20020919-0114212; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20021104-0134971; GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20091020-0096978; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20051122-0141352 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 3507 Steffisburg Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20140003542 DEEDWARR
Recvd: 01/16/14 10:02 2 pgs
Fees:13.00 Taxes:629.00
20140116-0004402

Witness my/our hand(s) this 15th day of January, 2014.

Kenneth E. Whigham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Whigham, the within named bargainor, 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 and official seal, this the 15th day of January, 2014.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903