BILL GARRETT, Davidson County
Trans:T20140037391 DEEDWARR
Recvd: 05/29/14 10:11 2 pgs
Fees:13.00 Taxes:506.90
20140529-0046075

Prepared by: Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Herman J. Gauthier and wife, Jerry S. Gauthier,** FIRST PARTY, which expression shall include successors and assigns, and **Jessica E. Vogt, an unmarried woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No. 5 RoseMonte, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing RoseMonte Townhomes of record in Instrument Number 20051117-013887, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING the same property conveyed to Herman J. Gauthier and wife, Jerry S. Gauthier by deed dated November 6, 2012 of record in Instrument No. 20121114-0104729, Register's Office of Davidson County, Tennessee.

Map & Parcel 161-15-OB-005.00 CO

Property Address: 506 Swiss Avenue, Nashville, TN 38401.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of **May, 2014**.

Herman J. Gauthier
Herman J. Gauthier

Jerry S. Gauthier
Jerry S. Gauthier

STATE OF Louisiana
PARISH
COUNTY OF St. Tammany

Personally appeared before me, the undersigned, **Herman J. Gauthier and wife, Jerry S. Gauthier**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of **May, 2014**.

Leslie G. Hunt
Notary Public

LESLIE G. HUNT
NOTARY PUBLIC
ID # 92152
Parish of St. Tammany
Statewide Jurisdiction
My Commission is for Life

My commission expires:
With life

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration or value for this transfer, whichever is greater is ~~$140,000.00~~ $137,000.00

Jessica E. Vogt
Affiant

Subscribed and sworn to before me, this 27th day of **May, 2014**.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
1-9-16

NEW PROPERTY OWNERS:

Jessica E. Vogt

506 Swiss Avenue

Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212