WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Stefani Cinto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-1-15
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

BILL GARRETT, Davidson County
Trans: T20140044816 DEEDWARR
Recvd: 06/24/14 15:12 2 pgs
Fees: 13.00 Taxes: 649.35

20140624-0055209

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Georgia Cinto	Movement Mtg.,LLC	
(NAME) 2324 Zermatt Avenue	(NAME) 841 Seahawk Circle	161-15-B-50.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Virginia Beach,VA 23452 Ln#1822564	
(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, I/we **TODD FERTIG, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGIA CINTO, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY** 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:

Land in Davidson County, Tennessee, being Unit No. 213 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, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company to Todd Fertig, unmarried as recorded on the 4th day of March, 2011 in Instrument No. 20110304-0017643; part of Warranty Deed from MDN, LLC, a Tennessee limited liability company to MACS Development Group, LLC, a Tennessee limited liability company as recorded on the 9th day of January, 2009 in Instrument No. 20090109-0002242 and Affidavit of Scrivener's Error as recorded on the 18th day of June, 2009 in Instrument No. 20090618-0056701, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Charter of RoseMonte Townhomes Owners Association recorded at Instrument No. 20051122-0141352.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, ROSEMONTE TOWNHOMES, as set out on Exhibit "B" to the First Amendment to the Master Deed recorded in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement as set forth in instrument recorded in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.
- Easement to Comcast recorded at Instrument No. 20091020-0096978, Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right-of-Way for Street Purposes as set forth in instrument recorded in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Distribution Lines and Access Road as set forth in instrument recorded in Instrument No. 20020919-0114212, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee.
- Matters appearing on the plat recorded in Book 6250, Page(s) 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640 and Book 6900, Page 806 including, but not limited to, any building

setback lines and/or easements lying within the lot(s) described in Schedule "A", Register's Office for Davidson County, Tennessee.

- Matters appearing on the Boundary Plat recorded in Instrument No. 20021107-0137236, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A", Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2324 Zermatt Avenue, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 20th DAY OF JUNE, 2014.

Todd Fertig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD FERTIG, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 14-1328