THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112323** BILL GARRETT, Davidson County Trans:T20140095730 DEEDWARR Recvd: 12/22/14 15:31 2 pgs Fees:13.00 Taxes:639.73 20141222-0117064	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,900.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2014. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: 3700 Lausanne, LLC PO Box 40805 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-15-0B-051.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah E. Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3700 Lausanne, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 214 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, for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah E. Moore, unmarried by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company, recorded on the 28th day of May, 2010 in Instrument No. 20100528-0041157, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, ROSEMONTE, as recorded in Plat Book 6250, Page(s) 763, corrected by Surveyor's Certificate of Correction recorded in Book 6749, Page 640, Plat Book 6900, Page 806 and Boundary Plat recorded at Instrument No. 20021107-0137236.

Charter of Rosemonte Townhomes Owners Association recorded at Instrument No. 20051122-0141352.

Easement for Transmission Line, recorded in Book 2400, Page 596.

Easement for Right-of-way, recorded in Book 4730, Page 607.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 6710, Page 495.

Agreement for Dedication of Easement for Water Distribution Lines and Access Road recorded at Instrument No. 20020919-0114212.

This is improved property located at 3700 Lausanne Dr Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2014.

Sarah E. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah E. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018