Davidson County DEEDWARR
Recvd: 03/17/15 10:55 3 pgs
Fees:18.00 Taxes:851.00
20150317-0022756

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2015.

Notary Public

My commission expires: May 14, 2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian A. Rappa and Amanda E. Rappa	**Navy Federal Credit Union**	**171-03-0-B-199.00CO**
601 Old Hickory Blvd, Unit 5	**5550 Heritage Oaks Drive**	
Brentwood, TN 37027	**Pensacola, FL 32526**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Allegra Ann Marks, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian A. Rappa and Amanda E. Rappa, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 5 on the Plan of a Horizontal Property Regime (Private Element) Phase Two, Section Six, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Pages 953 and 954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allegra Ann Marks, an unmarried person by Warranty Deed from Michelle Wooten, unmarried of record in Instrument No. 20050502-0048279 Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on May 02, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 953 and 954; Subject to all matters shown on the Plan of record in Plat Book 7900, Page 807; Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 65, as amended in Book 9500, page 393, Book 9860, page 840, and Book 10694, page 541; Book 10126, Page 435, as amended in Book 10224, page 683, and corrected in Book 10294, page 850, and further amended in Instrument No. 200007180070558, as re recorded in Instrument No. 200507050076596; Charter of Incorporation of Fredericksburg Homeowner's Association of record in Book 8920, Page 40; By-Laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 45, as amended in Book 10694, page 539, and Book 11550, page 554; Covenants, Conditions and Restrictions of Fredericksburg Townhomes of record in Book 11550, Page 531, as amended in Book 11682, page 75; Charter for Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126,

Page 430 and Book 11550, Page 529; By-Laws of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 486, as amended in Book 10275, page 959 and in Instrument No. 201501020000219; Restrictive Covenants of Banbury of record in Book 7798, Page 843; Conveyance of Common Area to Fredericksburg Townhome Association, Inc. of record in Book 11753, Page 208; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269 and Book 9607, page 431; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains of record in Book 7358, Page 643; Easement conveyed to the State of Tennessee of record in Book 7851, Page 712; Dedication of Site Drainage Easement of record in Book 10012, Page 756; Storm Water detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 601 Old Hickory Blvd, Unit 5 Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 hand this 11th day of March, 2015.

Allegra Ann Marks

STATE OF Georgia

COUNTY OF Cobb

I, Kristina Olson a Notary Public of the County and State first above written, do hereby certify that Allegra Ann Marks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 day of March, 2015.

K Olson
Notary Public

My Commission Expires: 12/28/2015

(SEAL)

KRISTINA OLSON NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 28, 2015 FORSYTH COUNTY, GA

File #: **2151520**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 2
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

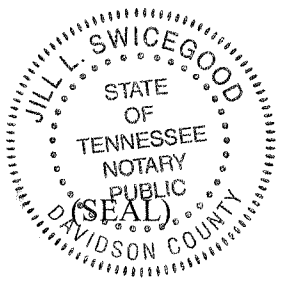
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018