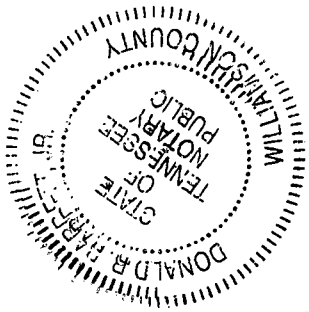
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gina Jie Yao	NEW OWNER	161 15 0B 057.00
(NAME)	(NAME)	
3712 Lausanne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150073260 DEEDWARR
Recvd: 08/28/15 11:58 2 pgs
Fees: 13.00 Taxes: 656.75
20150828-0087409

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mickel S. Smith, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gina Jie Yao and , Married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 220 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 to Mickel S. Smith, unmarried by Warranty Deed from MACS Development Group, LLC dated July 27, 2012 and recorded July 30, 2012 of record in Instrument Number 20120730-0066647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plan of record in Instrument No. 20070517-0059078, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of RoseMonte Townhomes Owners Association in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument Number 20051117-0138877, First Amended recorded in Instrument Number 20070517-0059078, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed,

Amendment(s) and Statute.
Grant of Transmission Line Easement recorded on May 25, 1955 in Book 2400, Page 596 in the Register's Office of Davidson County, Tennessee.
Permanent Easement and Right of Way Easement for Street Purposes recorded on July 24, 1973 in Book 4730, Page 607 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement recorded on November 15, 1985 in Book 6710, Page 495 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement recorded on September 19, 2002 in Instrument Number 20020919-0114212 in the Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement including terms and conditions thereof as recorded in November 4, 2002 Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.
Amended and Restated recorded on November 22, 2005 in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3712 Lausanne Drive, Nashville, TN 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/or 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/or 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 25 day of August, 2015.

Mickel S. Smith

State of Tennessee
County of Williamson

Personally appeared before me Mickel S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2015.

Notary Public
My Commission Expires: 8/20/17

STATE OF TENNESSEE NOTARY PUBLIC DONALD D. PIERCE JR. WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064