BILL GARRETT, Davidson County
Trans:T20150075792 DEEDWARR
Recvd: 09/04/15 13:24 2 pgs
Fees:13.00 Taxes:706.33
20150904-0090515

This instrument prepared by ~~and after recording return to:~~

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Denisa Coleman **3504 Steffisburg Drive** **Nashville, TN 37211**	**same as new owner**	**161-15-0B-090.00-CO**

****

That **Jason R. Horner** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Denisa Coleman, an unmarried woman** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit No. 253 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 Jason R. Horner, a single person by Warranty deed from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20091130-0108995 Register's Office for Davidson County, Tennessee, dated November 25, 2009 and recorded on November 30, 2009.

This is improved property known as 3504 Steffisburg Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **2nd** day of **September, 2015.**

Jason R. Horner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Jason R. Horner,** the bargainor(s), 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 on this **2nd** day of **September, 2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Williamson

The actual consideration or value for this property (whichever is greater) is **$190,900.00**.

Sworn to and subscribed before me this **2nd** day of **September, 2015.**

Affiant

Notary Public

My Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Return to:
Magnolia Title + Escrow
1104B Fatherland St.
Nashville, TN 37206