WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150077820 DEEDWARR
Recvd: 09/14/15 10:30 2 pgs
Fees: 13.00 Taxes: 695.60
20150914-0092875

CINDY G. PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

G-P-15-3722

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE10th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/15/18

(AFFIX SEAL)

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)
Randall Edwards	Churchill Mortgage Corp.	
(NAME) **3722 Lausanne Drive**	(NAME) 761 Old Hickory Blvd.; Ste 400	**161-15-B-62.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Brentwood, TN 37027	
(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 **SEAN M. KELLY, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RANDALL EDWARDS, A SINGLE PERSON,** 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. 225 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 Sean M. Kelly, a single person by Warranty Deed from Cheryl Senieur, an unmarried woman, recorded on the 21st day of May, 2012 in Instrument No. 20120521-0043858, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Charter of RoseMonte Townhomes Owners Association recorded at Instrument No. 20051122-0141352.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE 2, ROSEMONTE TOWNHOMES of record in Instrument No. 20051117-0138877, as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- 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.
- Grant of Transmission Line Easement as set forth in instrument recorded in Book 2400, Page 596.
- Permanent Easement and Right-of-Way for Street Purposes as set forth in instrument recorded in Book 4730, Page 607.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6710, Page 495.
- Agreement for Dedication of Easement for Water Distribution Lines and Access Road as set forth in instrument recorded in Instrument No. 20020919-0114212.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971.
- 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".
- 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".
- Easement to Comcast recorded at Instrument No. 20091020-0096978.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3722 Lausanne Drive, 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 10th DAY OF SEPTEMBER, 2015.

Sean M. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN M. KELLY, 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 10th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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