BILL GARRETT, Davidson County
Trans:T20150090082 DEEDWARR
Recvd: 10/22/15 11:17 2 pgs
Fees:13.00 Taxes:684.50
20151022-0107561

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156572

WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

DENISE LA FLEUR
MY COMMISSION EXPIRES
February 2, 2016

STATE OF ~~TENNESSEE~~ DL Texas
COUNTY OF ~~DAVIDSON~~ Harris

THE ACTUAL ~~CONSIDERATION OR VALUE~~, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $185,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2015.

NOTARY PUBLIC

My commission expires: 2/2/2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Stejskal. 5929 Woodlands Avenue Nashville, TN 32711	Regions Bank D/B/A/ Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	161 15 0B 081.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRET W. BEITLER, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHASE STEJSKAL**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 244, 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 Number 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument Number 20070517-0059078, in the Register's Office of 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 Number 20070517-0059078, for a more complete identification and description of said Unit.

BEING the same property conveyed to Bret W. Beitler, an unmarried person, by Warranty Deed dated June 21, 2011 and recorded June 23, 2011, of record in Instrument Number 20110623-0048251, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3517 Steffisburg Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of October, 2015.

BRET W. BEITLER

STATE OF ~~TENNESSEE~~ DL Texas
COUNTY OF ~~DAVIDSON~~ DL Harris

Personally appeared before me, a Notary Public, Bret W. Beitler, 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 seal, this the 20th day of October, 2015.

DENISE LA FLEUR
MY COMMISSION EXPIRES
February 2, 2016

Notary Public

Denise LaFleur
Printed Notary Name

My commission expires: 2/2/2016