G#28818-3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2016.

Notary Public

My commission expires: 11-6-2017

(AFFIX SEAL)

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacqueline Arnold	**Churchill Mortgage Corporation**	**Map 161-15-0-B Parcel 092.00co**
3508 Steffisburg Drive	**761 Old Hickory Blvd Suite 400**	Davidson County DEEDWARR Recvd: 08/29/16 15:01 3 pgs Fees:18.00 Taxes:712.25 **20160829-0090346**
Nashville, Tennessee 37211	**Brentwood, Tennessee 37027**	

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

Ross Proffitt, an unmarried man and Ann C. Bright, an unmarried woman, as tenants in common

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

Jacqueline T. Arnold, a single woman

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. 255 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 Ross Proffitt, an unmarried man and Ann C. Bright, an unmarried woman, as tenants in common, by Warranty Deed dated September 26, 2013, from Forrest Lee Wilson and Ashley Wilson, married, of record in Instrument No. 20130930-0102125, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No.20070517-0059078, said Register's Office;
2) Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee;
3) Charter of RoseMonte Townhomes Owner's Association, Inc., of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee;
4) Grant of Transmission Line Easement, of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee;
5) Permanent Easement and Right-of-Way for Street Purposes, of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee;
6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee;
7) Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument No. 20020919-0114212, Register's Office for Davidson County, Tennessee;
8) Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee;
9) All matters shown on the Plan of record in Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee;
10) All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee;
11) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is Improved (__X__) Unimproved (____) property, known as **3508 Steffisburg Drive, Nashville, TN 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 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/our hand(s) this **29th** day of **August, 2016.**

Ross Proffitt

Ann C. Bright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ross Proffitt and Ann C. Bright,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2016.**

Notary Public

My Commission Expires: 07.03.2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017