WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160092771 DEEDWARR
Recvd: 10/20/16 13:02 2 pgs
Fees: 13.00 Taxes: 719.65
20161020-0111008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$194,500.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER R. PIERCE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Venkata Bhamidipati	New Owner	161-15-0B-077.00CO
3525 Staffisburg Drive	5505 Golubin Common	
Nashville, TN 37211	Fremont, CA 94555	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew F. Kieser, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Venkata Bhamidipati and Lakshmi Bhamidipati, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 240 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, 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 Number 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew F. Kieser, unmarried from Tyler Brummett, unmarried by Warranty Deed on November 2, 2012, of record in Instrument Number 20121106-0102268, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- The Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of RoseMonte Townhomes of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Master Deed of RoseMonte Townhomes of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Charter of RoseMonte Townhomes of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee; Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, Register's Office for said County, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, Register's Office for said County; Agreement for Dedication of Easement for Water Distribution Line and Access Road of record in Instrument No. 20020919-0114212, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for said County; All matters shown on the Plan of record in Plat 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 said County; All matters shown on the Boundary Plat of record in Instrument 20021107-0137236, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others

in and to the common areas and elements.

This is improved property known as: 3525 Steffisburg Drive, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 18, 2016.

Matthew F. Kieser

Matthew F. Kieser

STATE OF

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew F. Kieser** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 18, 2016

Notary Public

My commission expires

PAULA JACKSON
Notary Public - State of Florida
My Comm. Expires May 15, 2018
Commission # FF 123736
Bonded Through National Notary Assn.