Davidson County	DEEDWARR
Recvd: 11/01/16 09:21	3 pgs
Fees:18.00 Taxes:736.30	
20161101-0115207	

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-1895

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October, 2016

Notary Public
Commission Expires:

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel J. Rosselli 3702 Lausanne Drive Nashville, TN 37211-8360	SWBC Mortgage 9311 San Pedro Ave Ste 100 San Antonio, TX 78216	161-15-0B-052.00-CO

WARRANTY DEED

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

Denise Miller, F.K.A Denise Marie Judy, married,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel J. Rosselli and Olivia C. Rosselli husband and wife,

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. 215 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 Denise Marie Judy, an unmarried woman by Warranty deed from Denise Marie Judy, an unmarried woman and Daniel Robert Judy, Sr., a married man of record in Instrument No. 20130625-0065329 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 25, 2013. (Value of consideration shown in aforementioned deed $77,500.00.) Being also known as 3702 Lausanne Drive Nashville, Tennessee 372118360

- Subject property was not a marital residence for Denise Miller, F.K.A Denise Marie Judy and husband Omar Miller.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3702 Lausanne Drive, Nashville, TN 37211-8360.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of October, 2016.

Denise Miller

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Denise Miller, F.K.A Denise Marie Judy, married,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Colorado Springs, ~~Tennessee~~ Colorado this ~~27~~th day of October, 2016.
26th

Lynn B. Crippen
Notary Public
My Commission Expires: 02/29/2020

(Notary Seal)

LYNZI B. CRIPPEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164008270
MY COMMISSION EXPIRES FEBRUARY 29, 2020

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).