WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111843 DEEDWARR
Recvd: 12/20/16 10:13 2 pgs
Fees:13.00 Taxes:732.60
20161220-0133500

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $198,000.00.

Affiant

Subscribed and sworn to before me this 13th day of December, 2016

Notary Public
My Commission expires: 9-19-18
(Affix Seal)

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:
Julia L. Obenauer	New owner	161-15-0B-018.00CO
536 Swiss Avenue		
Nashville, TN 37211	,	

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, **Corinne J. O'Reilly and Joseph E. Bissonette**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Julia L. Obenauer**, 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 18, ROSEMONTE TOWNHOMES, PHASE 1, as established under Master Deed of record in Instrument Number 20051117-0138877, amended at Instrument Number 20070517-0059078, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Corinne J. O'Reilly, unmarried from Graig R. Wilson and wife, Heidi Wilson by Warranty Deed on June 9, 2009, of record in Instrument Number 20090629-0059851, 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 "D" to the 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.
- 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, 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.
- 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 Davidson County, Tennessee.
- Joseph E. Bissonette joins this conveyance to convey any and all interest he may have in the above described property, including but not limited to his marital interest.

This is improved property known as: **536 Swiss Avenue, 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 December 13, 2016.

Corinne J. O'Reilly

Joseph E. Bissonette

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Corinne J. O'Reilly and Joseph E. Bissonette** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 13, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY