WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029465 DEEDWARR
Recvd: 04/07/17 10:27 2 pgs
Fees:13.00 Taxes:777.00
20170407-0034185

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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
Andrew Stewart **Laura Stewart**	new owner	**Map 104-16-0-E Parcel 008.00co**
2120 Belmont Blvd. Unit A8		
Nashville, Tennessee 37212		

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,

Sara L. Rosson, unmarried

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

Andrew Stewart and Laura Stewart, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A8 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Albemarle Condominiums, of record under Instrument No. 20060309-0027782, and as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the Amendment to the aforementioned Master Deed.

Also conveyed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space P4.

Being the same property conveyed to Sara L. Rosson, by Deed from Albemarle LLC, a Tennessee limited liability company, of record in Instrument No. 20060905-0109032 and re-recorded in Instrument No. 20061211-0152892, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1)The Plan of record as set out on Exhibit "D" to the Master Deed as shown in Instrument No. 20060309-0027782, Amended in Instrument No. 20070131-0012862, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed and By-Laws of The Albemarle Condominiums of record in Instrument No. 20060309-0027782, amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee. 4) Charter of The Albemarle Condominium Association, Inc. of record in Instrument No. 20060314-0029491, Register's Office for Davidson County, Tennessee. 5) Current Taxes prorated and assumed by Grantee.

This is improved (__X__) Unimproved (____) property, known as **2120 Belmont Blvd. Unit A8, Nashville, Tennessee 37212**

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 **24th** day of **March, 2017.**

Sara L. Rosson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sara L. Rosson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **March, 2017.**

Notary Public

My Commission Expires:

