NEW OWNER:
MICHAEL FERRARA
503 LANDMARK CT
NASHVILLE, TN 37211

SEND TAX BILLS TO:
new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1178

Map & Parcel
147110C018.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170071859 DEEDWARR
Recvd: 08/18/17 10:37 3 pgs
Fees:18.00 Taxes:888.00
20170818-0085023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHELSEE B. STEVENS FORMERLY KNOWN AS CHELSEE B. INSELL, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL FERRARA and LAURIE-ANNE FERRARA, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit No. 18 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to CHELSEE B. INSELL, unmarried by Warranty Deed from Meridian Construction Company, LLC, dated February 26, 2009, and of record in Instrument No. 20090302-0017973, Register's Office for DAVIDSON County, Tennessee. Chelsee B. Insell is now known as Chelsee B. Stevens by subsequent marriage to Shawn Stevens.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MVQES-17-503

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **503 LANDMARK CT, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, SHAWN STEVENS, husband of the said CHELSEE B. STEVENS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of August, 2017.

CHELSEE B. STEVENS

SHAWN STEVENS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHELSEE B. STEVENS and SHAWN STEVENS,** 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 office this 15th day of August, 2017.



NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of August, 2017.

NOTARY PUBLIC

My commission expires: 07/06/20

