Bill Garrett Davidson County
Batch# 2959 DEEDWARR
09/21/2017 11:43:57 AM 2 pgs
Fees: $13.00 Taxes: $704.48
20170921-0096863

WARRANTY DEED

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

D

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PC 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9208 WILHELM JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Frederick O. Wilhelm and Lindsay A. Kee	New Owner	161150B02500CO
531 SWISS AVENUE	889 Holly Tree Gap Rd	
Nashville, TN 37211	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

MATTHEW JACKSON, AN UNMARRIED MAN

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

FREDERICK O. WILHELM AND LINDSAY A. KEE

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 25, Rosemonte Townhomes, as established under Master Deed of record in Instrument 20051117 0138877, amended at Instrument Number 20070517 0059078, in the Registers 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 Matthew Jackson, an unmarried man by Special Warranty Deed from Wells Fargo Bank NA, recorded on the 6th day of February, 2013 in Instrument No. 20130206-0012312, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROSEMONTE TOWNHOMES Condominium of record in Instrument No. 20051117-0138877, as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Charter of RoseMonte Townhomes Owners Association recorded at Instrument No. 20051122-0141352.

5. Easement for Right of Way recorded in Book 4730, Page 607.

6. Easement for Transmission Line recorded in Book 2400, Page 596.

This is improved property known as 531 SWISS AVENUE, Nashville, TN 37211

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 in 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 hand on the 18 day of September, 2017.

Matthew Jackson

STATE OF TN

COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, MATTHEW JACKSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Ridge (City), TN (State), this 18 day of September, 2017.

Notary Public

My Commission Expires:

BRYAN K. MOORE NOTARY PUBLIC STATE OF TENNESSEE ANDERSON COUNTY

File #: 17-9208 WILLIAM JVP

RECORD & RETURN TO:

JIM R. VANDERPOOL, PC

256 SEABOARD LANE, SUITE 104

FRANKLIN, TN 37067