WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Rossbach	Todd Rossbach	
(NAME)	(NAME)	
2204 Fox Avenue	2204 Fox Avenue	135-08-0A-661.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Erica Ashley Work, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Todd Rossbach, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 661 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Supplemental recorded as Book 5469, Page 840, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80, said Register's Office. Together with each and all rights, priviliges and appurtenances thereunto belonging, as set forth in the said Master Deed, (and By-Laws which form a part thereof), including, without limitation, such unit's divided interest in the land and common elements, and its interest in any appurtenant limited common elements Supplemental recorded as Book 5469, Page 840.

Being the same property conveyed to Erica Work, unmarried by Warranty Deed from Melissa E. Crim, unmarried dated 10/30/2000 recorded 11/08/2000, of record in Instrument No. 20001108-0111243, in the Register's Office for Davidson County, Tennessee. The said Erica Work having since married Brian Joseph Farris, and divorced; property being further conveyed to Erica Ashley Work by Quitclaim Deed from Brian Joseph Farris, recorded on _____ at Instrument Number 201710040101900, said Register's Office.

Subject to the following: Taxes for the year 2017 an subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 80, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Supplemental Declaration of record in Book 5469, Page 840, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee; Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee; Charter of Nashboro Village Nineteen Condominium

Bill Garrett Davidson County
Batch# 8524 DEEDWARR
10/04/2017 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $442.89
201710040101901

Association of record in Book 5344, Page 959, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 661 Longhunter Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 this 29th day of September, 2017.

Erica Ashley Work

State of Tennessee
County of Wilson

Personally appeared before me Erica Ashley Work, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2017.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

