G#30132-2

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19251 DEEDWARR
10/30/2017 10:27:51 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171030-0110829

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

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2017.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

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
Hailey Margaret Boyer	new owner	**161150B01400CO**
528 Swiss Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeremy Thacker, unmarried

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

Hailey Margaret Boyer, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 No. 14 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 1 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte Townhomes, as set out on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, for a more complete identification and description of said Unit.

BEING the same property conveyed to Jeremy Thacker, by Warranty Deed dated August 11, 2006, from Affordable Housing Resources, Inc., of record in Instrument No. 20060815-0100235, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Jeremy Thacker, pursuant to a Limited Power of Attorney executed by him on the 17th day of October, 2017, of record in Instrument No. 20171036-0110828, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20051117-0138877, Register's Office for Davidson County, Tennessee;

2) Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-11-528

3) Charter of RoseMonte Townhomes Owner's Association, Inc., of record in Instrument No. 20051122-0141352, said Register's Office;

4) Grant of Transmission Line Easement, of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee;

5) Permanent Easement and Right-of-Way for Street Purposes, of record in Book 4730, Page 607, said Register's Office;

6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument No. 20020919-0114212, said Register's Office;

8) Storm Water Detention Agreement of record in Instrument No. 20021104-0134971 and Instrument No. 20060727-0091018, Register's Office for Davidson County, Tennessee;

9) All matters shown on the Plan of record in Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, said Register's Office;

10) All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, said Register's Office; and,

11) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein, and the subsequent years, not yet due and payable.

This is improved property, known as: **528 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 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 **26th** day of **October, 2017.**

Jeremy Thacker By Andrew Wood, Attorney in Fact

Jeremy Thacker
By Andrew Wood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jeremy Thacker,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jeremy Thacker** for the purpose therein contained, by signing the name of **Jeremy Thacker** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **October, 2017.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019