WARRANTY DEED

Bill Garrett Davidson County
Batch# 21115 DEEDWARR
11/02/2017 10:00:45 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20171102-0112427

R-GTC-17-553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jo Kendall House and Nancy Wellford House	**Guaranty Trust Company**	
(NAME)	(NAME)	
7308 River Park Drive	**316 Robert Rose Drive**	**118-04-0B-118.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Murfreesboro, TN 37129**	
(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 consideration, the receipt of which is hereby acknowledged, **ANDREW HOUSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JO KENDALL HOUSE AND NANCY WELLFORD HOUSE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 118 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Andrew House, an unmarried man by Warranty deed from Shannon B. Kazmerowski and Robert Turner Kazmerowski, wife and husband of record in Instrument No. 20141001-0090511 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 01, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 2330, Page 24 and Instrument No. 20060502-0050289, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, with By-Laws of The Row at Berry Hill Townhouse Corporation, appended thereto as Exhibit "B", of record in Instrument Number 20071120-0135916, Register's Office for Davidson County, Tennessee.
- Charter of The Row at Berry Hill Townhouse Corporation Homeowner's Association of record in Instrument Number 20071120-0135915, in the Register's Office for Davidson County, Tennessee.
- Plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Instrument No. 20050413-0041317, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20070614-0071114 and in Book 4634, Page 673, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **553 Rosedale Avenue, #118, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 30th DAY OF OCTOBER, 2017.

Andrew House by [signature] AS HIS ATTORNEY IN FACT

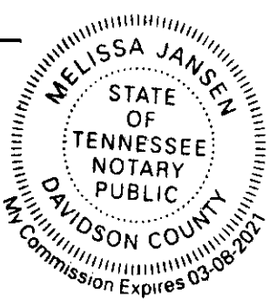
Andrew House
by Nathan Keith as his Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW HOUSE, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW HOUSE.

Witness my hand and official seal, this the 30th of October, 2017.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212