This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Bill Garrett Davidson County
Batch# 33358 DEEDWARR
12/05/2017 12:18:51 PM 2 pgs
Fees: $13.00 Taxes: $752.95
20171205-0123993

ADDRESS NEW OWNER:
Ro Tran and Thanh Van Tran
515 Swiss Avenue
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fairway Independent Mortgage Corp.
305 E Mill Plain Blvd.
Vancouver, WA 98660

Map/Parcel
#161-15-B-31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Eric Rein,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ro Tran, a single man and Thanh Van Tran, a married man, as joint tenants with right of survivorship and not as tenants in common,** 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as **Unit No. 31**, together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 1, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for RoseMonte Townhomes of record in Instrument No. 20051117-0138877; as amended and supplemented in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of RoseMonte Townhomes provided in said Master Deed, together with the By-Laws appended thereto, the plat filed as Exhibit to said Master Deed, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jonnelle Rein by Warranty Deed dated July 13, 2006, from J2K Builders, LLC, of record in Instrument #20060714-0084992, Register's Office of Davidson County, Tennessee. The said Jonnelle Rein died intestate on May 16, 2017, survived by her brother and only heir-at-law, William Eric Rein. See Affidavit of Heirship recorded simultaneously herewith in Instrument #20171206-0123990, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **515 Swiss Ave., 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 GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 19th day of **December, 2017**.

William Eric Rein

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Eric Rein**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of December, 2017.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$203,500.00**.

AFFIANT

Subscribed and sworn to before me on this 4th day of December, 2017.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 4/20/2020

File No. 17114810