THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,001.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2018. Notary Public My Commission Expires: 3/3/19
Bill Garrett Davidson County Batch# 48284 DEEDWARR 01/17/2018 11:11:30 AM 3 pgs Fees: $18.00 Taxes: $799.20 20180117-0004729	

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Caleb Gentry and Lauren Noblitt 2318 Zermatt Avenue Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-15-0B-047.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew T. Glisson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb F. Genry, a single person and Lauren B. Noblitt, a single person,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 210 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (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 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, including without limitation the By-Laws appended thereto, said Registers Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit B to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Registers Office, for a more complete identification and description of said Unit.

Being the same property conveyed to ANDREW T. GLISSON, by deed from SARA THOMPSON, of record in Instrument No. 20150306-0019424, dated February 13, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-15-0B-047.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, said Register's Office.

Easements, monthly assessments, annual assessments and special assessments as contained in Master Deed of record in Instrument No. 20051117-0138877, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 763, amended in Book 6749, page 640, Plat Book 6900, page 806 and Boundary Plat in instrument No. 20021107-0137236, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, said Register's Office.

Transmission Line Easement of record in Book 2400, page 596, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, page 495, said Register's Office.

Easement granted to Comcast Nashville I, LLC by instrument of record in Instrument No. 20091020-0096978, said Register's Office.

Permanent Easement and Right of Way for Street Purposes of record in Book 4730, page 607, said Register's Office.

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

This is improved property located at 2318 Zermatt Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2018.

Andrew T. Glisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew T. Glisson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY