Bill Garrett Davidson County
Batch# 112354 DEEDWARR
07/03/2018 12:39:29 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180703-0064525

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1805294

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public
My Commission Expires: 4-16-22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Caroline Moore	NEW OWNER	106-13-0-049.00
2021 A. Rosemary Lane		
Nashville, TN 37210		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Day Homes, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Caroline Moore, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 2021 Rosemary Lane Townhouse Planned Unit Development, as shown on Exhibit "C" of Homes at 2021 Rosemary Lane, of record in Instrument No. 20171129-0121672, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed, from Jeffrey Davis, dated October 11, 2017, of record in Instrument No. 20171013-0105067, Register's Office for Davidson County, Tennessee,

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 2021 A. Rosemary Lane, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 28th day of June, 2018.

New Day Homes, LLC.

BY: _____
Jonathan Tarajano, Project Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he Project Manager of New Day Homes, LLC and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 28th day of June, 2018

Notary Public at Large
My Commission Expires: 11/17/19

Rutherford County
Katelyn Taylor
State of Tennessee
Notary Public