WARRANTY DEED

Bill Garrett Davidson County
Batch# 117723 **DEEDWARR**
07/18/2018 09:44:12 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180718-0069856

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Y-VRES-18-3704

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)
Laura Cash Kornrumpf and David L. Cash	**New Owner**	
(NAME)	(NAME)	
3704 Lausanne Drive		**161-15-B-53.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOSEPH MATTHEW BREWER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA CASH KORNRUMPF AND TROY MOORE, WIFE AND HUSBAND, AND DAVID L. CASH AND LINDA T. CASH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 216, together with the private elements appurtenant thereto, on the Plan of RoseMonte Townhomes, 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 Register's 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, for a more complete identification and description of said Unit.

Being the same property conveyed to Joseph Matthew Brewer by Warranty Deed from Robert Scott Frans and wife, Emily Frans, recorded January 7, 2014 in Instrument No. 20140107-0001632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Matters appearing on the plat recorded in Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640 and Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
- Matters appearing on the Boundary Plat recorded in Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee.
- Charter of RoseMonte Townhomes Owners Association recorded at Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE 2, ROSEMONTE TOWNHOMES of record in Instrument No. 20051117-0138877, as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Grant of Transmission Line Easement as set forth in instrument recorded in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right-of-Way for Street Purposes as set forth in instrument recorded in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Distribution Lines and Access Road as set forth in

Tennessee.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee.
- Easement to Comcast recorded at Instrument No. 20091020-0096978, 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: **3704 Lausanne Drive, 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 13th DAY OF JULY, 2018.

Joseph Matthew Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH MATTHEW BREWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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