This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 123321 **DEEDWARR**
08/01/2018 10:37:40 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180801-0075028

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2018.

Notary Public
My commission expires: 8/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelby Marinda Forsythe 201 Gillespie Dr., 1304 Franklin, TN 37067	IBERIABANK d/b/a IBERIABANK Mortgage 1639 Medical Center Pkwy, Ste. 203 Murfreesboro, TN 37129	161-15-0B 055.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW P. TOWNSEND, AN UNMARRIED MAN,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHELBY MARINDA FORSYTHE AND CHARLEEN FORSYTHE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 218 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 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, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew P. Townsend, a single man, by deed from Richard M. Unruh and wife, Janna E. Unruh, dated 11/25/2015, of record in Instrument No. 20151130-0120154, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3708 Lausanne Drive, Nashville, TN 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 31st day of July, 2018.

Matthew P. Townsend by Logan Simmons his attorney in fact

Matthew P. Townsend
BY: Logan Simmons as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Logan Simmons with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew P. Townsend by Specific POWER OF ATTORNEY dated July 27, 2018, and who acknowledged that he executed the same as the free act and deed of Matthew P. Townsend.

Witness my hand and official seal this 31st day of July, 2018.

My commission expires: 9-10-2018

Notary Public

