Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0584-18

Bill Garrett Davidson County
Batch# 124774 DEEDWARR
08/06/2018 10:21:38 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20180806-0076860

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2018

Notary Public
My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Elka Stern and Javier F. Garcia 327 E. Lewis Street Roswell, NM 88203	New Owner	Map/parcel:083-03-4F-001.00co

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

320 Rosebank LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elka Stern and Javier F. Garcia, Wife and Husband

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Unit A on the plan of "Rosebank Downs Townhomes", as shown on the plan included as an Exhibit to the Declaration of Covenants, Conditions and Restrictions for Rosebank Downs Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20161129-0124794, 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 PART OF the same property conveyed to 320 Rosebank, LLC, a Tennessee limited liability company, by Quitclaim Deed from Robert Paul Pinkas, Jr. and Louis Pierre Anderson-Morshead, dated 3/29/17 and recorded 4/5/17 in Instrument Number 20170405-0033205, Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to Robert Paul Pinkas, Jr. and Louis Pierre Anderson-Morshead, as tenants in common, by Warranty Deed from James Turner and wife, Stephanie Turner, dated 3/24/16 and recorded 5/20/16 in Instrument Number 20160520-0050658, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 326 Rosebank Avenue Nashville, TN, 37206

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of August, 2018

320 Rosebank LLC, a Tennessee Limited Liability Company

BY: Robyn Morshead.
Robyn Morshead, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Robyn Morshead** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the Authorized Signer of 320 Rosebank LLC, and that she as such Authorized Signer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Authorized Signer.

Witness my hand and official seal this 2nd day of August, 2018

Annemarie Cain
Notary Public

My Commission Expires: 1-18-22

