G#31077-2

BOX #14

Bill Garrett Davidson County
Batch# 129678 DEEDWARR
08/16/2018 09:20:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180816-0081122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2018.

Notary Public

My commission expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
June Gayle Carter	FirstBank	**161150B027.00**
527 Swiss Ave	318 Seaboard Lane, Ste 205	
Nashville, TN 37211	Franklin, TN 37067	

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 ACKNOWLEDGE, WE,

Cathy Russell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

June Gayle Carter, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 27 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 1 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws 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. Reference is hereby made to the plan of RoseMonte Townhomes, as set out on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, for a more complete identification and description of said Unit.

Being the same property conveyed to Cathy Russell, by Warranty Deed from Affordable Housing Resources, Inc., dated October 30, 2006, of record in Instrument No. 20061113-0140567, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 527 Swiss Ave, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Cathy Russell Date: 8/14/18
Cathy Russell

N/A Date: N/A

STATE OF NC

COUNTY OF Forsyth

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

Witness my hand, at office, this 14 day of August, 2018.

ANDREW JUOSKA
Notary Public - North Carolina
Forsyth County
My Commission Expires 10/09/2022

NOTARY PUBLIC

My Commission Expires: 10/09/2022