WARRANTY DEED

Bill Garrett Davidson County
Batch# 133822 DEEDWARR
08/27/2018 01:37:00 PM 2 pgs
Fees: $13.00 Taxes: $875.05

20180827-0084716

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elizabeth Ann Nix		161 15 0B 052.00
(NAME)	(NAME)	
3702 Lausanne Dr	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samuel J. Rosselli and Olivia C. Rosselli, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Ann Nix**, 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. 215 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, or 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 Samuel J. Rosselli, and Olivia C. Rosselli husband and wife by Warranty Deed from Denise Miller, F.K.A Denise Marie Judy, married dated October 27, 2016 and recorded November 1, 2016 as Instrument No. 20161101-0115207, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 3702 Lausanne Dr, 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, has 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 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.

Witness our hands this 23 day of August, 2018.

Samuel J. Rosselli

Olivia C. Rosselli

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Samuel J. Rosselli and Olivia C. Rosselli, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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