Karen Y Johnson Davidson County
Batch# 140291 DEEDWARR
09/12/2018 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20180912-0090621

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $411,000.00

Sandra Smith
Affiant

Subscribed and sworn to before me this 12th day of September, 2018.

Sheri Engel
Notary Public
My commission expires: January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Peggy J. Rouillier Living Trust 7242 Old Harding Pike Nashville, TN 37221	Same	091-02-1J-002.00CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Solada and Brittany Solada, husband and wife hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust UA dated October 24, 1996, hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B of 6205 California Cottages, a Horizontal Property Regime with Private Elements located tat Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 6205 California Cottages a Horizontal property Regime with Private Elements of record in as Instrument No. 20150824-0085360 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6205 California Cottages a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument No. 20150909-0091657 and ByLaws appended there to as Exhibit "D" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brittany Solada and Andrew Solada, wife

and husband, by deed from Lone Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160505-0044740 and dated May 5, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Cherokee Park Subdivision of record in Plat Book 161 Page 75, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20150824-0085360, the official records of , Register's Office for Davidson County, Tennessee.

This property is improved property known as 6205 B California Avenue, Nashville, TN 37209

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of September, 2018.

Andrew Solada

Brittany Solada

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of September, 2018, before me personally appeared Andrew Solada and Brittany Solada, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 12th day of September, 2018.

Notary Signature
My commission expires: 2/25/19

ANN CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY