Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

CBA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Y Johnson Davidson County
Batch# 141013 DEEDWARR
09/17/2018 08:32:05 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20180917-0091654

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathleen Rosenthal and Brandon Rosenthal	Kathleen Rosenthal and Brandon Rosenthal	
(NAME) 504 Landmark Court	(NAME) 4914 Roselawn Circle	147-11-0C-003.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Two Thousand And No/100 Dollars ($262,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ADRIAN DAVIS AND TASHA DAVIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN ROSENTHAL AND BRANDON ROSENTHAL, WIFE AND HUSBAND , 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:

A certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 3 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plan attached as Exhibit (s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Adrian Davis, unmarried by Warranty deed from Meridian Construction Co., LLC of record in Instrument No. 20091016-0096166 Register's Office for Davidson County, Tennessee, dated September 24, 2009 and recorded on October 16, 2009.

Being the same property conveyed to Adrian Davis and Tasha Davis, husband and wife by Quitclaim deed from Adrian Davis, married of record in Instrument No. 20180525-0050561 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 25, 2018.

unimproved ☐
This is improved ☒ property, known as 504 Landmark Court, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Adrian Davis and Tasha Davis, husband and wife this 14th day of September 2018.

Adrian Davis

Tasha Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of September, 2018, before me personally appeared Adrian Davis and Tasha Davis, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2018.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

