Karen Y Johnson Davidson County
Batch# 154527 DEEDWARR
10/26/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $839.53
20181026-0106515

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917839**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $226,900.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2018. Notary Public My Commission Expires: 3/3/2020

KAITLIN CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/03/2020

WARRANTY DEED

Address New Owner: Guerry McComas 510 Swiss Avenue Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-15-0B-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold Dragt and Julie Dragt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guerry McComas and Elizabeth T. McComas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase I (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, as amended by First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517- 0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte - Phase I, shown on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-01368877, for a more complete identification and description of said Unit.

Being the same property conveyed to Harold Dragt and Julie Dragt, husband and wife by Warranty deed from Lucas Ray Smith, a single man of record in Instrument No. 20170405-0033495 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

The execution of this instrument is affected by the signature of Harold Dragt as Attorney-in-fact for Julie Dragt which Power of Attorney is recorded in Instrument No. _20181026010651 4_, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of RoseMonte Townhomes of record in Instrument Number 20051117-0138877, amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws attached as Exhibit "C" to the Master Deed establishing a Horizontal Property Regime of RoseMonte Townhomes, of record in Instrument Number 20051117-0138877, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed establishing a Horizontal Property Regime of RoseMonte Townhomes of record in Instrument Number 20051117-0138877, Register's Office of Davidson County, Tennessee.

Charter for RoseMonte Townhomes Owners Association of record in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument Number 20091020-0096978, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.

Easement for water distribution and access road of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.

Sewer and drainage easement of record in Book 6710, Page 495 and Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.

Easement for right of way of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, corrected in Book 6749, Page 640, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 5497, Page 230, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 510 Swiss Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2018.

Harold Dragt

Harold Dragt

Julie Dragt by Harold Dragt as Attorney-in-fact as attorney in fact

Julie Dragt by Harold Dragt as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold Dragt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Dragt , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Julie Dragt and that he is authorized by Julie Dragt to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of October, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

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

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY