# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156812 **DEEDWARR**
11/05/2018 01:42:27 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20181105-0109557

G-P-18-4513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Evan J. Giovanello and Allyson Giovanello** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | **091-12-0G-002.00-CO** |
| **4513 Indiana Ave.** | **761 Old Hickory Blvd, Suite 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Brentwood, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. ROTE, TRUSTEE OF THE JOHN R. ROTE FAMILY TRUST AND CINDY M. ROTE, TRUSTEE OF THE CINDY M. ROTE FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN J. GIOVANELLO AND ALLYSON GIOVANELLO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 of Westover Corner Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westover Corner Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080715-0072457 as amended in Instrument No. 20080716-0072786 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westover Corner Townhomes a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in instrument No. 20080715-0072457 a, as amended in Instrument No. 20080716-0072786 and By-laws appended thereto as Exhibit "C" said Register's office are incorporated herein by reference.

Being the same property conveyed to John R. Rote, Trustee, of the John R. Rote Family Trust and Cindy M. Rote, Trustee of the Cindy M. Rote, Family Trust, each a 1/2 undivided interest by Quitclaim deed from John R. Rote and wife, Cindy M. Rote of record in Instrument No. 20120531-0047143 Register's Office for Davidson County, Tennessee, dated May 19, 2012 and recorded on May 31, 2012. Being the same property conveyed to John R. Rote and wife, Cindy M.. Rote by Warranty deed from Westover Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20090501-0040000 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 01, 2009.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080715-0072457 and amended in Instrument No. 20080716-0072786, Register's Office for Davidson County, Tennessee.
- Charter for Westover Corner Townhomes Corporation of record in Instrument Number 20080715-0072456 and amended in Instrument No. 20090731-0071699, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4513 Indiana Ave., Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 19th DAY OF OCTOBER, 2018.

The John R. Rote Family Trust

BY: _____
John R. Rote
Trustee

The Cindy M. Rote Family Trust

BY: _____
Cindy M. Rote
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. ROTE, TRUSTEE of THE JOHN R. ROTE FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY M. ROTE, TRUSTEE of THE CINDY M. ROTE FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212