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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018019

Karen Y Johnson Davidson County
Batch# 157362 DEEDWARR
11/07/2018 11:55:53 AM 2 pgs
Fees: $13.00 Taxes: $826.76

20181107-0110348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $223,450.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 9/22/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Smalling 3517 Steffisburg Drive Nashville TN 37211	SunTrust Mortgage 1001 Semmes Ave, RVW 5024 Richmond VA 23224	Tax Parcel ID No. 161-15-0B-081.00-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, **Chase Stejskal, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Ray Smalling, unmarried** ("Grantees"), his 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. 244 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, of 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 Chase Stejskal by Warranty Deed from Bret W. Beitler, an unmarried person of record in Instrument No. 20151022-0107561 Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 22, 2015.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

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

Subject to all matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument Number 20070517-0059078, Register's Office of 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 20051117-0138877 and as amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of RoseMonte Townhomes Owner's Association, Inc. of record in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.

Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument Number 20020919-0114212, 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.

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

Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3517 Steffisburg Drive 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 2nd day of November, 2018.

Chase Stejskal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of November, 2018.

Notary Public

My Commission Expires: 01/17/21

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