Karen Johnson Davidson County
Batch# 193136 DEEDWARR
02/07/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $791.43
20190207-0011933

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0125

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2019

Notary Public

Commission Expires: 9/6/22

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Jenkins and Shannon Jenkins 504 Swiss Avenue Nashville, TN 37211	New Order Owner	161-15-0B-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jared Brown, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Alan Jenkins and Shannon Jenkins, husband and wife; as Joint Tenants

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:

Land in Davidson County, Tennessee, being Unit No. 4 together with the private elements appurtenant thereto, on the Plan of RoseMonte Townhomes, 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 Jared Brown by Warranty deed from Daniel M. Reeves and wife, Melody Reeves of record in Instrument No. 20090415-0034379 Register's Office for Davidson County, Tennessee, dated April 13, 2009 and recorded on April 15, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 504 Swiss Avenue, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of February, 2019.

Jared Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jared Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of February, 2019.

Notary Public
My Commission Expires: 9/6/20

(Notary Seal)
SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).