WARRANTY DEED

File #2019012207

Vanessa E. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 198641 DEEDWARR
02/25/2019 10:24:42 AM 2 pgs
Fees: $13.00 Taxes: $852.85

20190225-0016674

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke L. Coleman	Southern Bank of Tennessee	161-15-0B-089.00-CO
(NAME)	(NAME)	
3502 Steffisburg Dr., Unit 252	675 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mount Juliet, TN. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alecia R. Bandstra, now Jackson, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke L. Coleman, an unmarried woman,** 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. 252 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 as Exhibit to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Alecia R. Bandstra, unmarried by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20091125-0108277, Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 25, 2009. **The said Alecia R. Bandstra having since married to Stephen Jackson and is now known as Alecia R. Jackson.**

*****Stephen Jackson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Subject to all matters shown on the Plan of record in 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 to the First Amendment to the Master Deed of record in Instrument Number 20070517-0059078, Register's Office of Davidson County, Tennessee.; The premises herein insured is a property established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, 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 and amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.; 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..

unimproved ☐
This is improved ☒ property, known as 3502 Steffisburg Drive Unit # 252, Nashville,TN,37211

(House Number) (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.

Witness our hands this 22nd day of February, 2019.

Alecia R. Jackson

Stephen Jackson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Alecia R. Jackson and Stephen Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February, 2019.

Commission expires:

8/22/22

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128