WARRANTY DEED

Karen Johnson Davidson County
Batch# 210625 DEEDWARR
03/28/2019 08:53:19 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190328-0027897

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9913

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shawn Guffey and Elizabeth Guffey	Same as Owner	
414 Rosedale		105-16-0C-041.00CO
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

JILL KRISTINE MOLTENI, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAWN GUFFEY AND ELIZABETH GUFFEY, HUSBAND AND WIFE

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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414103, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jill Kristine Molteni, a single woman by Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, recorded on the 18th day of November, 2016 in Instrument No. 20161118-0122006, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. FYI: Notice of Completion in instrument recorded in Instrument No. 20161123-0123843.

2. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book Book 332, Page(s) 90.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as amended at Instrument Nos. 20150211-0012545, 20150223-0015231, 20151019-0106253 and 20160524-0051837.

6. Covenants, Conditions and Restrictions as set forth in Declaration establishing 440 Business Center Land Condominium recorded in Instrument No. 20111209-0096389, as amended at Instrument No. 20130904-0093227.

7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

8. Declaration of Restrictions & Covenants for Stormwater Facilities & Systems recorded at Instrument No. 20151120-0117818.

9. Grant of Easement as set forth in Instrument recorded in Instrument Nos. 20150126-0007090 and 20180309-0022562.

10. Grant of Utility Line Easement as set forth in Instrument recorded in Instrument No. 20131219-0128193.

11. Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087/22, in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue.

12. Application to Combine Parcels as set forth in instrument recorded in Instrument No. 20080508-0047907.

13. Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance as set forth in instrument recorded in Instrument No. 20081103-0108990.

14. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

This is improved property known as 414 Rosedale, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 27th day of March, 2019.

Jill Kristine Molteni

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JILL KRISTINE MOLTENI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020