

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $234,000.00

Affiant

Subscribed and sworn to before me, this 30 day of April, 2019.

Notary Public

My commission expires: 10/19/19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Karen Johnson Davidson County
Batch# 223875 **DEEDWARR**
04/30/2019 02:03:08 PM 2 pgs
Fees: $13.00 Taxes: $865.80

20190430-0039961

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mallory E. Hammond	New Owner	**161150B08200CO**
3515 Steffisburg Drive		
Nashville, TN 37211		

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

Chloe M. Doyle, unmarried

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

Mallory E. Hammond, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, 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. 245 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, el 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 and Instrument No. 20181113-0111405, 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 Chloe M. Doyle, unmarried by Warranty Deed from Nicole Mathis f/k/a Nicole Nogueras and Corey Mathis, wife and husband of record in Instrument No. 20170512-0047575, Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 12, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20051117-0138877, Instrument No. 20070517-0059078, and Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.

Easements of record in Book 2400, page 596, Book 4730, page 607, Book 6710, page 495, Instrument No. 20020919-0114212, Instrument No. 2002104-01394971, Instrument No. 20091020-0096978, Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) unimproved (_____) property known as 3515 Steffisburg Drive, 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

Chloe M. Doyle Date: 4/30/19
Chloe M. Doyle

_____ Date: _____

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Chloe M. Doyle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY