WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

File No. DH0005150

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Reynolds, Madelyn Reynolds	NEW OWNER	105-14-0I-041.00-CO
(NAME)	(NAME)	
803 Hillview Heights,Unit #206		
(ADDRESS)	(ADDRESS	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 229177 **DEEDWARR**
05/13/2019 12:12:36 PM 2 pgs
Fees: $13.00 Taxes: $710.40

20190513-0044695

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, **David Arnold Rose and Melanie Rose, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherry L. Reynolds** and **Madelyn N. Reynolds, as joint tenants with rights of survivorship,** 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:

Unit 41, STUDIO 1 LOFTS CONDOMINIUM, as established under Master Deed of record in Instrument 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Arnold Rose and Melanie Rose, husband and wife, by Warranty Deed from Studio 1 Nashville Apartments, LLC, of record in Instrument No. 20140912-0083676, in the Register's Office of Davidson County, Tennessee, dated September 8, 2014 and recorded on September 12, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 803 Hillview Heights,Unit #206, Nashville, TN 37204

(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 my hand this 9th day of May, 2019.

David Arnold Rose

Melanie Rose by David Arnold Rose
Melanie Rose, by David Arnold Rose
her attorney-in-fact
her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Arnold Rose, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of May, 2019.

Notary Public

My commission expires:

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared David Arnold Rose, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Melanie Rose, and who acknowledged that he/she executed the same as the free act and deed of the said Melanie Rose, by virtue of a Power of Attorney, duly executed and appearing of record in Book 20190513 page 0044104 said Register's Office.

Witness my hand and official seal this 9th day of May, 2019.

Notary Public

My commission expires:

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

_____, Affiant

WITNESS my hand and seal this 9th day of May, 2019.

Notary Public
My Commission Expire: _____

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206