THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No.** [illegible]	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $224,900.00. Ashley Moffett Affiant Subscribed and sworn to before me, this 28th day of May, 2019. Anne Marie Angel Notary Public My Commission Expires: 3/18/2021

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

Karen Johnson Davidson County
Batch# 238447 DEEDWARR
06/04/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20190604-0053239

WARRANTY DEED

Address New Owner: Curtis Alan Grecco 520 Swiss Avenue Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Bond Mortgage, LLC 318 Seabord Cn. Ste.310 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 161-15-0B-011.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brianna Lucienda Freyta, n/k/a Brianna Louis, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis Alan Grecco,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of RoseMonte, Phase 1, of record in the Master Deed of record of RoseMonte recorded as Instrument No. 20051117-0138877, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brianna Lucienda Freyta, an unmarried woman by Warranty Deed from James R. Shapter and wife, Marisa A. Shapter, recorded on the 7th day of April, 2014 in Instrument No. 20140407-0028606, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019 and thereafter, not yet due and payable.

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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROSEMONTE TOWNHOMES of record in Instrument No. 20051117-0138877, as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests 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 building thereon.

Easement for Storm Water Detention Agreement, recorded in Instrument No. 20021104-0134971.

Easement for Telecommunications Easement, recorded in Instrument No. 20180730-0073895.

Easement for Water Distribution Line, recorded in Instrument No. 20020919-0114212.

Easement for Right of Way, recorded in Book 4730, Page 607.

Transmission Lines Easement recorded in Book 2400, Page 596.

This is improved property located at 520 Swiss Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2019.

Brianna Lucienda Freyta n/k/a Brianna Louis

Brianna Lucienda Freyta, n/k/a
Brianna Louis

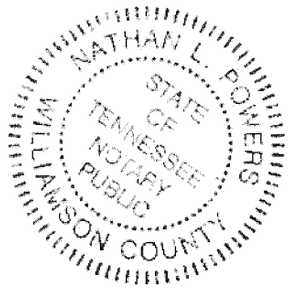
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brianna Lucienda Freyta, n/k/a Brianna Louis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2019.

Nathan L. Powers

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)