Karen Johnson Davidson County
Batch# 247290 DEEDWARR
06/24/2019 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20190624-0060638

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for the transfer is $206,000.00

Matthew D. Rouillier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2019

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/20

ADDRESS OF NEW OWNER:
Matthew D. Rouillier
6205 B. California Ave.
Nashville, TN. 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
Parcel ID: 091021J00200CO

WARRANTY DEED

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 acknowledged, I, Samantha R. Rouillier, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Matthew D. Rouillier, unmarried, hereinafter called the GRANTEE, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit B of 6205 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 6205 California Cottages a Horizontal Property Regime with Private Elements of record in Instrument No. 20150824-0085360 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Rouillier and Samantha R. Rouillier by deed from Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust UA dated October 25, 1996, of record in Instrument 20181126-0115035, said Register's Office. See also Warranty Deed to from Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust UA dated October 25, 1996, of record in Instrument 20180912-0090621, said Register's Office.

This conveyance is subject to any and all, zoning regulations, and building restrictions and setback lines, easements and rights of way for public utilities of record.

This is ( ) Unimproved, (X) Improved Property known as: 6205B California Ave. – Nashville, TN 37209.

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, it's successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors 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 23rd day of May, 2019.

GRANTOR

Samantha Rouillier
Samantha R. Rouillier

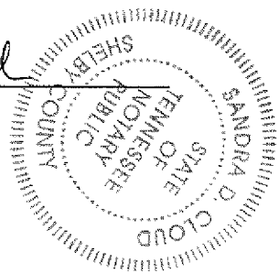
STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Samantha R. Rouillier, with whom I am personally acquainted (or proved to me 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 office, this 23rd day of May, 2019.

My commission expires: 7.25.2020

Sandra D. Cloud
Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.