THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 20022482** SHIRLEY KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. J Anderson Affiant Subscribed and sworn to before me, this 16th day of March, 2020. Notary Public My Commission Expire

Karen Johnson Davidson County
Batch# 373986 DEEDWARR
03/18/2020 09:36:24 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200318-0029920

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Buck 504 Landmark Court Nashville TN 37211	New Owner	Tax Parcel ID No. 147 11 0C 003.00

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, **Kathleen Rosenthal and Brandon Rosenthal, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jason Buck**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 3 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435 and in Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit (s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Kathleen Rosenthal and Brandon Rosenthal, wife and husband, by Warranty Deed from Adrian Davis and Tasha Davis, husband and wife, of record in Instrument No. 20180917-0091654, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

Being the same property conveyed to Adrian Davis and Tasha Davis, husband and wife, by Quitclaim Deed from Adrian Davis, married, of record in Instrument No. 20180525-0050561, in the Register's Office of Davidson County, Tennessee, dated May 25, 2018 and recorded on May 25, 2018.

Being the same property conveyed to Adrian Davis, unmarried, by Warranty Deed from Meridian Construction Co., LLC, of record in Instrument No. 20091016-0096166, in the Register's Office of Davidson County, Tennessee, dated September 24, 2009 and recorded on October 16, 2009.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080110-0002933, as amended in Instrument Nos. 20080220-0016617, 20080305-0022273, amended and restated in Instrument Nos. 20081230-0123435, 20110930-0075885, amended and restated Bylaws recorded in Instrument No. 20110930-0075886 and Rules and Regulations recorded in Instrument No. 20170118-0005611.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071109-0132241.

Maintenance Agreement as set forth in Book 6609, Page 2.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in Instrument No. 20071109-0132228.

This is improved property located at 504 Landmark Court 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 16th day of March, 2020.

Kathleen Rosenthal

Brandon Rosenthal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Rosenthal and Brandon Rosenthal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES