Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 459198 DEEDWARR
08/18/2020 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,908.09
20200818-0092672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $515,700.00

Jayla Paige Dye-Adams
Affiant

Subscribed and sworn to before me this 14th day of August, 2020.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Paige Dye-Adams	Community Mortgage Corporation	119-02-0-135
98B Rose St	142 Timber Creek Drive	
Nashville, TN 37210	Memphis, TN 38018	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rose Evelyn Development, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Taylor Paige Dye-Adams, a married woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No 4 of Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Rose Evelyn Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201912230131944 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Rose Evelyn Homes contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 201912230131944 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being a portion of the same property conveyed to Rose Evelyn Development,

LLC by deed from Craig Turner, Logan Cavender and Derrick G Sandoval of record in Instrument No. 20190925-0097563 Register's Office for Davidson County, Tennessee and dated September 24 2019.

This conveyance is made subject to the following:

1. All matters appearing on the Plan of Glenrose Sub., being a part of the Emil Thoni Tract, of record in Plat Book 1424, Page 142 Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181119-0113807 Register's Office for Davidson County, Tennesee

3. Restrictive Covenants contained in instrument of record in Book 1811, Page 606, Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #201912230131944 Register's Office for Davidson County, Tennessee.

5. Charter for Rose and Evelyn Homes of record in Instrument No. 201912230131943 Register's Office for Davidson County, Tennessee.

This property is improved property known as 98B Rose Street, Nashville, TN 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set Grantor(s) do further covenant and bind itself its successors , assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of August, 2020.

Rose Evelyn Development, LLC, a Tennessee Limited Liability Company

By: Derrick Sandoval

Derrick Sandoval, Chief Manager

202008180092672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Dana Thomas of the state and county mentioned, personally appeared Derrick Sandoval, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Rose Evelyn Development, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick Sandoval as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Franklin, this 12th day of August, 2020.

Notary Signature

My commission expires: 1-28-24

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

202008180092672

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), 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 Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY