#35663

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me this 26th day of August, 2020.

Notary Public
My commission expires: 3-6-24

STATE OF TENNESSEE NOTARY PUBLIC
GEORGE C. UTER, JR.
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 468545 DEEDWARR
09/02/2020 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20200902-0099942

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alex House 98A Rose Street Nashville, TN 37210	First Farmers & Merchants Bank P.O. Box 1148 Columbia, TN. 38402	119020B00500CO

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 **Alex House, an unmarried man** 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 5 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 and 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, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #201912230131944 and amended in Instrument #20200813-0090425 Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 98A 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 out. Grantor(s) do further covenant and bind themselves, their heirs, 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 26th day of August, 2020.

Rose Evelyn Development, LLC, a Tennessee Limited Liability Company

By: _____
Derrick G. Sandoval, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Derrick G. 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 Member of Rose Evelyn Development, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick G. Sandoval as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, this 26th day of August, 2020.

Notary Signature

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

