Karen Johnson Davidson County
Batch# 534543 DEEDWARR
12/15/2020 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $973.10
20201215-0147642

35961

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35961-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $263,000.00. Affiant Subscribed and sworn to before me this 7th day of December, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Richard DeConto, Lidia DeConto 3529 Steffisburg Drive Nashville, TN 37211	**Send Tax Bills To:** New Owners 3529 Steffisburg Dr Nashville, TN 37211	**Tax Information:** Map and Parcel No.: 161150B07500CO

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, **William L. Santi**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard DeConto and Lidia DeConto, husband and wife** ("Grantees") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3529 Steffisburg Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of December, 2020.

William L. Santi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William L. Santi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 238, together with the appurtenant interest in the common elements of Rosemonte, Phase 2, a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20051117-0138877 and First Amendment to Master Deed of record in Instrument No. 20070517-0059078, Register's Office for Davidson county, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to the Master Deed of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Santi, unmarried by deed dated May 21, 2013 from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20130530-0054406, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Rosemonte Townhomes, of record in Instrument No. 20051117--0138877, and First Amendment in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
3. Assignment of Assessments and Lien Rights of record in Instrument No. 20181113-0111405, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment of Master Deed in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.

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:

