Return to
Rudy Title and Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

This Instrument Prepared by ~~and Return to:~~
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 17th day of December, 2020.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 537365 DEEDWARR
12/17/2020 03:48:04 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20201217-0149804

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Clifton Robert Brantley, Jr<br>3702 Lausanne Drive<br>Nashville, TN 37211 | NEW OWNER | 161-15-0B 052.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH ANN NIX, AN UNMARRIED WOMAN, AND ALEXANDER BENNORTH, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLIFTON ROBERT BRANTLEY, JR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 215 together with the private elements appurtenant thereto, on the plan of Rosemonte Phase 2 (hereinafter referred to as the "Plan"), a horizontal property regime with private elements, created under title 67, Section 27-101, et seq., as amended, Tennessee code annotated, as established by master deed of Rosemonte Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office. Reference is hereby made to the plan of Rosemonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said unit.

Being the same property conveyed to Elizabeth Ann Nix by deed from Samuel J. Rosselli and Olivia C. Rosselli, husband and wife, dated 08/23/2018, of record in Instrument No. 20180827-0084716, said Register's Office.

Alexander Bennorth, fiancé of the grantor, joins in the execution of this instrument for the purpose of conveying his interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3702 Lausanne Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 the 14 day of December, 2020.

Elizabeth Ann Nix

Alexander Bennorth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Ann Nix, and Alexander Bennorth ,with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022