THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 558540 DEEDWARR
01/21/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20210121-0009260

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Emmaleigh R. Schumacher 855 South Douglas Avenue Nashville, TN 37204	First Vision Bank of Tennessee 606 South Church St Murfreesboro, TN 37130	105-14-0A-029.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Chris Edward Rose, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Emmaleigh R. Schumacher, unmarried woman**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being being Unit No. 855 in Waverly Place II, a Private Element Horizontal Property Regime located on Elliott Avenue and South Douglas Avenue in Nashville Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, 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 Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed By reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chris Edward Rose, unmarried, by Warranty Deed from Craighead Patten Properties II, a Tennessee General Partnership, by Craighead Development, LLC, a Tennessee Limited Liability Company, its managing partner, of record on June 21, 2005, at Instrument No. 20050621-0070770, Davidson County Register of Deeds.

This property commonly known as 855 South Douglas Avenue, Nashville, TN 37204.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 19th **day of January, 2021:**

Chris Edward Rose

TRACEY FLOWERS NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 4/11/2022 FULTON COUNTY, GEORGIA

STATE OF Georgia

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris Edward Rose,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of January, 2021:

Notary Public

My Commission Expires: 04/11/2022

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$367,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21st DAY OF January, 2021:

Notary Public

My Commission Expires: 10-21-2024

DEBRA PAULSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

