Davidson County DEEDWARR
Recvd: 02/24/05 10:08 2 pg
Fees:13.00 Taxes:434.75

20050224-0020339

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Horace G. Gaskins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Horace G. Gaskins	Horace G. Gaskins	142-1-A
8207 Sawyer Brown Road D-5	41 Erin Drive	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 23 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventeen Thousand Five Hundred Dollars and Zero Cents ($117,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth Richard Dill, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Horace G. Gaskins and wife, Gloria W. Gaskins, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. D-5, together with the Carport designed No. D-5-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plan of Section I, River Plantation Condominium Apartments, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4562, page 474, 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 property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Jamie L. Dill, an unmarried person, by deed dated January 30, 1990, from A. P. Jaszkowiak and wife, Evelyn S. Jaszkowiak, of record in Book 8288, page 318, Register's Office for Davidson County, Tennessee; the said Jamie L. Dill (aka Jamie Huddleston Dill) having since died testate and by her Last Will and Testament of record as Image No. 5630/1507924 in the Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to her son Kenneth Richard Dill, Jr.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto: (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 8207 Sawyer Brown Road D-5, Nashville, TN 37221

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 and assigns forever; and I do covenant with the said Grantees that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 22nd day of February, 2005.

Kenneth Richard Dill, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Kenny Dill, the bargainor, 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 and official seal at Nashville, Tennessee this 22nd day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

