WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032261 DEEDWARR
Recvd: 05/28/10 10:55 2 pgs
Fees:13.00 Taxes:869.50
20100528-0041320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LIND NOTARY PUBLIC TENNESSEE OF SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ingrid S. Shoaf	New Owner	
(NAME)	(NAME)	
204 Ashlawn Court		131-6G-204
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JASON C. GOBBLE, UNMARRIED AND THOMAS A. LAMB, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INGRID S. SHOAF, UNMARRIED,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit 204 of Burton Hills, Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 978, as amended in Plat Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee; together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed.

Being the same property conveyed to Jason C. Gobble and Thomas A. Lamb, III, as joint tenants with right of survivorship by deed from Thomas W. Nabors, married, dated August 22, 2002, of record as Instrument No. 20020823-0102359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) Subject to all matters as set forth on the Condo Plan of record in Book 6250, Page 978, as amended in Book 6900, page 304, Register's Office of said County; (c) Restrictive Covenants of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691 and book 7146, page 188, Register's Office for Davidson County, Tennessee; (d) Charter of record in book 7154, page 239, said Register's Office; (e) Master Deed and Bylaws of record in Book 7076, page 696 and Book 7308, page 859, said Register's Office; and (f) Sewer easement of record in Book 3702, page 250, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 204 Ashlawn Court, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our 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 our hands this 26th day of May, 2010.

Jason C. Gobble
Jason C. Gobble

By: Amy Adams Gowan, Attorney in Fact
Amy Adams Gowan, Attorney in Fact

Thomas A. Lamb, III
Thomas A. Lamb, III

By Amy Adams Gowan, Attorney in Fact
Amy Adams Gowan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Adams Gowan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason C. Gobble, and who acknowledged that she executed the same as the free act and deed of Jason C. Gobble.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2010.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Adams Gowan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas A. Lamb, III, and who acknowledged that she executed the same as the free act and deed of Thomas A. Lamb, III.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2010.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013