WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142.850.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of July, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130059616 DEEDWARR
Recvd: 07/12/13 14:11 2 pgs
Fees:13.00 Taxes:528.55
20130712-0072397

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Shanklin	Same	103 16 0B 018.00CO
(NAME)	(NAME)	
4215 Harding Pike #207	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Daniel A. Gaudette**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen B. Shanklin, unmarried and wife, Darlene Young Shanklin**, 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:

Land located in Davidson County, Tennessee being all of Unit No. 207 of Windsor Tower, a condominium, according to plat and survey of same appearing of record Book 5200, page 71, in the Register's Office of Davidson County, Tennessee, together with the undivided interest in the common elements of 4215 Harding Road Homeowners' Association as described in Book 5313, page 338, to which reference is hereby made for more complete details as to location and description of said unit.

BEING the same property conveyed to Daniel A. Gaudette, married by Warranty Deed from Denise Seliga (formerly known as Denise Worsham), unmarried dated December 28, 2007, of record in Instrument No. 20071231-0149083, Register's Office for Davidson County, Tennessee.

Upon oath, Daniel A. Gaudette, warrants, covenants, and certifies, that the subject property is not his homestead as defined by statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4215 Harding Pike #207, Nashville, TN 37205

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, has 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 **3rd** day of **July, 2013**

Daniel A. Gaudette

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Daniel A. Gaudette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **July, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122