BILL GARRETT, Davidson County
Trans:T20140048022 DEEDWARR
Recvd: 07/07/14 10:04 2 pgs
Fees:13.00 Taxes:1758.77

20140707-0059293

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $475,342.00.

Affiant

Subscribed and sworn to before me this 3 day of July, 2014.

Notary Public
My Commission Expires: 4/1/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

14-0177

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| DRG Properties, LLC | SAME | 131 06 0 |
| 310 25th Ave N. Suite 100 | | 037.00 |
| Nashville TN 37203 | | |

## WARRANTY DEED

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, we

**Ronald K. Gilmer, married,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**DRG Properties, LLC a Tennessee Limited Liability Company,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being a portion of Lot No. 9 and the easterly 25 feet of Lot No. 8, of Block 7, on the Plan of Overton Hills, of record in Plat Book 843, Page 66, Register's Office for said County.**

**Said Lot No. 9 and part of Lot No. 8 front together 126.3 feet on the southerly side of Castleman Drive and run back 259.3 feet on the easterly line and 237.5 feet on westerly line to the southerly line of said subdivision and measures 125 feet thereon.**

**Said property also known as Unit A and Unit B of 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, as set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140610-0050513, and shown on plan set out as Exhibit B to said declaration.**

**Being a portion of the property conveyed to Ronald K. Gilmer, married by deed from Tracy Johnston, married, dated June 6, 2014, recorded as Instrument No. 20140610-0050237, Register's Office for said County.**

**Alicia F. Gilmer, wife of Ronald K. Gilmer, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **2029 Castleman Drive, Unit A and Unit B, 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 3 day of July, 2014.

Ronald K. Gilmer

Alicia F. Gilmer

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ronald K. Gilmer, married, and Alicia F. Gilmer** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3 day of July, 2014.

Notary Public
State of Tennessee at Large
My Commission Expires: 4/1/17