WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039205 DEEDWARR
Recvd: 05/20/15 10:49 2 pgs
Fees:13.00 Taxes:902.80
20150520-0046495

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$244,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of May, 2015

Notary Public
My Commission expires: 10/8/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William C. Schildknecht	Landmark Community Bank	105-01-0B-205.00CO
1010 16th Avenue South Unit #205	1013 16th Avenue South	
Nashville, TN 37212	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David E. Milly, Trustee, or his successors in trust of David E. Milly Management Trust dated March 1, 2013, a revocable trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William C. Schildknecht**, unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Ten

Land in Davidson County, Tennessee, being Unit No. 205, as shown on the plan of Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 20071023-0125441 and amended in Instruments 20090224-0015964, 20090507-0041965 and 20090929-0090277, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners, Parking space No. P-8 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 205. and Instrument No. 20120905-0080264

Being the same property conveyed to David E. Milly and Janet W. Milly, husband and wife from Haury & Smith Contractors, Inc., a Tennessee corporation by Warranty Deed on September 17, 2012, of record in Instrument Number 20120919-0085012, Register's Office for Davidson County, Tennessee. Janet Milly having since died on February 19, 2014, leaving her interest to her husband, David E. Milly. Affidavit of record by David E. Milly of record in Instrument Number 20140815-0073767, Register's Office for Davidson County. Further conveyed to David E. Milly, Trustee, or his successors in trust of David E. Milly Management Trust dated March 1, 2013, a revocable trust from David E. Milly, a single person by Deed on July 25, 2014, of record in Instrument Number 20140815-0073768, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20071023-0125441, as amended in Instrument Number 20090224-0015964; Instrument Numbers 20090507-0041965; 20090929-0090277; 20120905-0080264 and 20141009-0093659, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20051230-0156625; 20051230-0156628 and 20090710-0064678, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1010 16th Avenue South Unit #205, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2015.

David E. Milly, Trustee, or his successors in trust of David E. Milly Management Trust dated March 1, 2013, a revocable trust

By David E. Milly, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David E. Milly** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY