WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054264 DEEDWARR
Recvd: 07/06/15 14:38 2 pgs
Fees: 13.00 Taxes: 355.20

20150706-0065208

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 6, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dirk L. Baumgardner	Dirk L. Baumgardner	133-14-0-A-049.00 CO
(NAME)	(NAME)	
3334 Shennecock Dr.	3334 Shennecock Dr.	
(ADDRESS)	(ADDRESS)	
Chambersburg, PA 17202	Chambersburg, PA 17202	
(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, , **Rajvinder S. Gill,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dirk L. Baumgardner and Audry L. Baumgardner,** 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 in Davidson County, Tennessee, being Unit C-9, The Village at Grassmere (fka Oakcrest Condominiums), as established under Master Deed of record in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the property that was conveyed to Rajvinder S. Gill by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, dated March 31, 2010, of record in Instrument No. 20100406-0025606, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 413; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Village at Grassmere (fka Oakcrest Condominiums), of record in Book 5884, page 960; Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595; and Articles of Incorporation/ Charter of record in Book 5860, page 930, all of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Elysian Fields Road, Condominium C-9, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 25 day of June, 2015.

Rajvinder S. Gill

State of Florida

County of ORANGE

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Rajvinder S. Gill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Orlando, Florida this 26 day of June, 2015

Notary Public
My Commission Expires: Jan 26, 2019

File No.: 21112

PAOLA BARREIRO
MY COMMISSION EXPIRES
January 26, 2019
#FF 173492
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA