Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-7005

BILL GARRETT, Davidson County
Trans:T20150064105 DEEDWARR
Recvd: 08/04/15 11:05 3 pgs
Fees:18.00 Taxes:2774.63
20150804-0077059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF July, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sarah L. Vogelsang and Brian Vogelsang	Bank of America, N.A.	118010100200CO
1104 Gilmore Avenue	4909 Savarese Circle	
Nashville, TN 37204	Tampa, Florida 33634	

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,

Thomas Stricker and Stefanie O. Stricker, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah L. Vogelsang and husband, Brian Vogelsang

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:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, , including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1104 Gilmore Avenue, Nashville, TN 37204.

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 31 day of July, 2015.

Thomas Stricker

Stefanie O. Stricker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Stricker and Stefanie O. Stricker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2015.

Notary Public

Commission Expiration: _____

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Unit B of the Gilmore Estates, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Gilmore Estates, of record as Instrument No. 20120118-0004976, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gilmore Estates, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20120118-0004976, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas D. Stricker and Stefanie O. Stricker, husband and wife, by Warranty Deed from Hilmont Builders, LLC, a Tennessee Limited Liability Company, dated October 30, 2012, of record in Instrument No. 20121101-0100567, Register's Office for Davidson County, Tennessee.

TPS

SOS