27777-8

Box: 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092853 DEEDWARR
Recvd: 11/02/15 09:01 2 pgs
Fees:13.00 Taxes:1073.00
20151102-0110908

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Drury	**Farmington Mortgage, a division of CapStar Bank**	**Map 116-03-0-F Parcel 005.00co**
201 Westchase Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rocco G. Gogliotti and Kathryn L. Gogliotti, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Drury, an unmarried man

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 No. 201, on the Horizontal Property Regime for Phase I, Westchase Condominium Apartments, as recorded in the Master Deed of record as Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362, and as in Plat Book 5200, Page 578, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Rocco G. Gogliotti and Kathryn L. Gogliotti, husband and wife by Deed dated June 28, 2013 from C. Christopher Allen and Lori K. Allen, husband and wife, of record in Instrument No. 20130701-0067875, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:
The Plan of record in Book 5200, Page 578, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3958, Page 146, Book 3943, Page 948 and Book 3966, Page 144, Register's Office for Davidson County, Tennessee. 3) Sanitary Sewer Easement of record in Book 3371, Page 270, said Register's Office. 4) Subject to conditions as set out in Deed of record in Book 5947, Page 272, said Register's Office. 5) Deed of conveyance for sewer and water mains of record in Book 6303, Page 611, said Register's Office. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20100219-0012994, said Register's Office. 7) Master Deed of Westchase Condominiums of record in Book 6097, Page 266, and as amended in Book 6112, Page 677, in Book 6341, Page 380, and in Book 6866, Page 362, said Register's Office. 8) By-Laws of Westchase Homeowners' Association, Inc. of record in Book 6097, Page 319, Register's Office for Davidson County, Tennessee. 9) A 20-foot permanent sewer and drainage easement, as of record in Book 3958, Page 150, and Book 3966, Page 144, Register's Office for Davidson County, Tennessee, approximately 200.0 feet from southern margin of Woodmont Boulevard. 10) A 20-foot permanent sewer and drainage easement, as of record in Book 3958, Page 146, and 150, Register's Office for Davidson County, Tennessee, along eastern line. 11) A 20-foot permanent sewer and drainage easement, as of record in Book 3958, Pages 146 and 149, Register's Office for Davidson County, Tennessee, near southeastern line. 12) Sanitary sewer easement of record in Book 3371, Page 270, Register's Office for Davidson County, Tennessee, near southern line. 13) A 20-foot permanent sewer and drainage easement touching along front line of parcel owned by Management Investors, as of record in Book 3943, Page 948, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **201 Westchase Drive, 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 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 my/our hand(s) this **30th** day of **October, 2015.**

Rocco G. Gogliotti

Kathryn L. Gogliotti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rocco G. Gogliotti and Kathryn L. Gogliotti,** the within named sellers, 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 at Nashville, Tennessee, this **30th** day of **October, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017