THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105619** BILL GARRETT, Davidson County Trans:T20150097282 DEEDWARR Recvd: 11/16/15 13:42 4 pgs Fees:23.00 Taxes:1258.00 20151116-0116134	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Cheryl Miller and Stacie Eshenroder 1996 Brisbane Dr. Spring Hill, TN 37174	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130A20500CO 093130A40700CO 093130A50700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GBD, LLC and Wayne Bradley Daniel, in equal shares, as tenants in common without right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cheryl Miller and Stacie Eshenroder as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A. Land in Davidson County, Tennessee being Unit No. 205 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of each of the said Units.

B. Land in Davidson County, Tennessee, being Unit No. 407, together with the appurtenant interest in the common elements of Spence Manor Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

C. Land in Davidson County, Tennessee, being Unit No. 507, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed by Quit-Claim Deed from Sam E. Stansbury, Trustee to GBD, LLC and Wayne Bradley Daniel, in equal shares, as tenants in common without right of survivorship, as recorded on the 27th day of August, 1999 in Deed Book 11636, Page 889; Substitute Trustee's Deed from R. Garry

Chaffin, Substitute Trustee to GBD, LLC, as recorded on the 17th day of June, 1999 in Deed Book 11533, Page 96; Warranty Deed from Helen B. Jean, an unmarried person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 13th day of May, 1992 in Deed Book 8625, Page 725 (as to Unit 205); Warranty Deed from Sharon Cobb, a married person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 11th day of August, 1992 in Deed Book 8698, Page 819 (as to Unit 407) and Warranty Deed from Pamela Muse, an unmarried person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 3rd day of February, 1993 in Deed Book 8856, Page 304 (as to Unit 507), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Charter of Spence Manor Condominium Association, Inc. recorded in Book 6790, Page 237 and Instrument Nos. 20011106-0121962 and 20020710-0083218.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR CONDOMINIUM of record in Book 6794, Page 219.

This is improved property located at 11 MUSIC SQUARE EAST #205, #407, #507 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2015.

GBD, LLC

BY:_____
Ronald A. Belz, Authorized Signer

GRB, Inc., Member of GBD, LLC

BY:_____
Ronald A. Belz, Authorized Signer

_____
Wayne Bradley Daniel

Chaffin, Substitute Trustee to GBD, LLC, as recorded on the 17th day of June, 1999 in Deed Book 11533, Page 96; Warranty Deed from Helen B. Jean, an unmarried person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 13th day of May, 1992 in Deed Book 8625, Page 725 (as to Unit 205); Warranty Deed from Sharon Cobb, a married person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 11th day of August, 1992 in Deed Book 8698, Page 819 (as to Unit 407) and Warranty Deed from Pamela Muse, an unmarried person to Rodney D. Buckle and wife, Louise A. Murphy, as recorded on the 3rd day of February, 1993 in Deed Book 8856, Page 304 (as to Unit 507), in the Register's Office of Davidson County, Tennessee.

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This is improved property located at 11 MUSIC SQUARE EAST #205, #407, #507 Nashville TN 37203

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And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2015.

GBD, LLC

BY: _____
Ronald A. Belz, Authorized Signer

GRB, Inc., Member of GBD, LLC

BY: _____
Ronald A. Belz, Authorized Signer

_____
Wayne Bradley Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Bradley Daniel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November 2015.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Belz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an authorized signer for GBD, LLC, a Tennessee limited liability company and for GRB, Inc. which is a member of GBD, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of November 2015.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV. 13, 2016

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY