BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010501 DEEDWARR
Recvd: 02/08/16 11:52 2 pgs
Fees:13.00 Taxes:3052.13
20160208-0011879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,900.00

Kathleen D. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy A. Gaw and Kathryn E. Gaw	New Owner	
(NAME) 1124 Battery Lane	(NAME)	131120V00100CO/
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, WE, **CARLOS M. SANCHEZ, MARRIED AND ANTHONY AMICO, MARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY A. GAW AND KATHRYN E. GAW,** 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 A of 1124 BATTERY COTTAGES,a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1124 BATTERY COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150409-0031390, 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 1124 BATTERY COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150409-0031390, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Ronald A. Hunter, Trustee of the HH Family Trust u/a/d December 7, 2012 to Carlos M. Sanchez, married and Anthony Amico, married, as tenants in common as recorded on the 13th day of February, 2015 in Instrument No. 20150213-0013346, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 1130, Page 103, said Register's Office; restrictive covenants of record in Instrument No. 20150409-0031390, said Register's Office; and Charter of record in Instrument No. 20150409-0031389, said Register's Office.

unimproved
This is improved x property, known as 1124 Battery Lane, Nashville, TN 37220
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 4th day of February, 2016

CARLOS M. SANCHEZ

ANTHONY AMICO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos M. Sanchez and Anthony Amico, the bargainors, 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 4th day of February, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019