THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00

Shelby Lambert
Affiant

Subscribed and sworn to before me, this 18th day of March, 2016.

Notary Public
My Commission Expires: 10/14/19

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20160023925 DEEDWARR
Recvd: 03/24/16 09:54 2 pgs
Fees:13.00 Taxes:592.00
20160324-0027825

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tara A. Gilliam	New Owner	Tax Parcel ID No.
104 Doral Court		142-06-0D-015.00CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER VAUTIER, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TARA A. GILLIAM,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of the plan of Doral Country Villa Condominiums, Section VII, of record in Plat Book 5200, page 223, and described being Unit No. 91-B, on the said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, and Book 5623, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER VAUTIER, AN UNMARRIED PERSON, by deed from KAREN LINVILLE, AS TRUSTEE OF THE 104 DORAL COURT LAND TRUST, of record in Instrument No. 20090106-0001314, dated December 31, 2008, said Register's Office.

Melissa Lee Parker, spouse of Christopher Vautier, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This is improved property commonly known as: **104 Doral Court, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, 2016.

CHRISTOPHER VAUTIER

MELISSA LEE PARKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER VAUTIER** and **MELISSA LEE PARKER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of March, 2016.

MONTGOMERY COUNTY
ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 10/14/19