Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160060097 DEEDWARR
Recvd: 07/13/16 14:35 2 pgs
Fees: 13.00 Taxes: 628.63
20160713-0071905

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Tori Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JULY, 2016,

Jordan T Myers
Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Ashley M. Stokes | New Owner | 172-12-0D-033.00-CO |
| (NAME) | (NAME) SWBC Mortgage | |
| 7007 Lenox Village Dr., Unit D 2 | | |
| (ADDRESS) | (ADDRESS) 9311 San Pedro | |
| Nashville, TN 37211 | San Antonio TX | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) 78216 (ZIP) | |

For and in consideration of the sum of One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($169,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glenn Gilmore and Cynthia B. Gilmore, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley M. Stokes, an unmarried woman**, 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. D-2 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Cynthia B. Gilmore, married by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated November 29, 2004 and recorded December 2, 2004 as Instrument No. 20041202-0143858, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 7007 Lenox Village Dr., Unit D 2, Nashville, TN 37211

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, has 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 6th day of July, 2016.

Glenn Gilmore

Cynthia B. Gilmore

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Glenn Gilmore and Cynthia B. Gilmore, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163730SSO