Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(i)

# WARRANTY DEED

File #16325

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-24-17

(AFFIX SEAL)

SCOTT HIBBARD NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160068715 DEEDWARR
Recvd: 08/09/16 09:05 2 pgs
Fees:13.00 Taxes:915.75
20160809-0082583

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Michael Gambill | New Owner | 171-02-0A-114.00 CO |
| (NAME) | (NAME) | |
| 252 Glenstone Cir | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, I, **Christopher T. Bicsak, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Michael Gambill, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. 114 of Phase 3B, Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa,Condominium apartments, recorded in Book 6900, Page 4 as amended in Book 6900, Page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943 as amended in Book 7035, Page 115, Book 7101, Page 730 as re-recorded in Book 7143, Page 18, and further amended in Book 7266, Page 84 and Book 7423, Page 574, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owner and tenants of Phase 3B, Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943 as amended in Book 7035, Page 115, Book 7101, Page 730 as rerecorded in Book 7143, Page 18, and further amended in Book 7266, Page 84 and Book 7423, Page 574, and By-Laws recorded in Book 6923, Page 986 as amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher T. Bicsak, unmarried by Warranty Deed from Maria V. Stronach, married, recorded on the 12th day of March, 2007 in Instrument No. 20070312-0030095, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 252 Glenstone Cir, Brentwood, TN 37027

(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.

Witness my hand this 3rd day of August, 2016.

Christopher T. Bicsak

**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, Christopher T. Bicsak, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2016.

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212