THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165609

Davidson County DEEDWARR
Recvd: 11/29/16 14:42 2 pgs
Fees:13.00 Taxes:527.25
20161129-0125250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,500.00

LeeAnn Maloney
Affiant

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 17th day of November, 2016.

Notary Public
My Commission Expires: 11-6-17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brad Whitfield P.O. Box 3303 Brentwood, TN 37024	SAME	091-02-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christa Gaskill unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Brad Whitfield**, 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:

Being the Westerly 25 feet of Lot 10 and the Easterly 12.5 feet of Lot 12 of Block 21 on the Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County.

Said parts of said lots front together 37.5 feet on the Southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christa Gaskill, unmarried by Warranty Deed from Albino Albanese and wife, Annamae Albanese, recorded on the 23rd day of June, 2010 in Instrument No. 20100623-0049103, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 6211 New York Avenue, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 17th day of November, 2016.

Christa Gaskill

Christa Gaskill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christa Gaskill unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of November, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece

Notary Public
My Commission expires: 3/3/2020

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN