# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007500 DEEDWARR
Recvd: 01/26/17 09:39 2 pgs
Fees:13.00 Taxes:825.10
20170126-0008449

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Kathryn Gossage and Kevin Gossage | new owner | 114 08 0C 099.00 |
| (NAME) | (NAME) | |
| 7277 Charlotte Pike, Unit 300 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Twenty-Three Thousand And No/100 Dollars ($223,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan Gregory Phillipp, a single person and Kristian Douglas Dennison, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathryn Gossage and Kevin Gossage, wife and husband**, 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:

Being Unit 300, Lot 94, on the Plan of West Park Phase 3 as established by a Master' Deed for West Park Homeowner's Association, Inc., of record as Instrument 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record as Instrument #20041221-0151636, Register's Office for Davidson County, Tennessee., and also amended in Instrument #20060202-0013378, Registers Office for Davidson County, Tennessee.

Together with the undivided percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan G. Phillipp and Kristian D. Dennison, both unmarried, as Joint Tenants with right of survivorship by Warranty Deed from Elde Guerrier and Delisa Guerrier, husband and wife dated October 21, 2013 and recorded October 29, 2013 as Instrument No. 20131029-0112151, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-168295SSO

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.

unimproved ☐
This is improved ☒ property, known as 7277 Charlotte Pike, Unit 300, Nashville, TN 37209

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 24th day of January, 2017

Ryan Gregory Phillipp

Kristian Douglas Dennison

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan Gregory Phillipp, a single person Kristian Douglas Dennison, a single person, the 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 24th of January, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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