WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046434 DEEDWARR
Recvd: 06/01/17 11:26 2 pgs
Fees:13.00 Taxes:732.60
20170601-0054456

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$198,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

Anna Agee

Notary Public
My Commission expires: 5-8-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua L. Gore	People's Home Equity, Inc	103-14-0A-076.00-C0
4500 Post Road, D-49	5205 Maryland Way, Suite 100	
Nashville, TN 37205	Brentwood, TN 37207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lyndsey Michelle Whitaker, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua L Gore, unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-76, on the Revised Plan of The Hillwood, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillwood Condominiums, of record in Book 5280, Page 464, and as amended in Book 5281, Page 357, in Book 6553, Page 108, in Book 6612, Page 155, and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in 5280, Page 509, and amended in Book 6553, Page 129, in Book 7702, Page 606, in Book 7822, Page 263, and Instrument No. 20081125-0115372, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of The Hillwood, a Condominium, for placement of Units, of record in Book 6250, Page 503, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lyndsey Michelle Whitaker, unmarried, by deed from Pamela L. Pilcher, unmarried, on April 17, 2015, of record in Instrument Number 20150421-0035384, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 503, Register's Office of Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5280, page 464; Book 5281, Page 357, Book 6553, Page 108 and corrected in Book 6612, Page 155 and further amended in Book 7702, Page 606, and Book 7822, Page 263, Instrument Number 20081125-0115372 and Instrument Number 20130326-0029697, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4500 Post Road, D49, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2017.

Lyndsey Michelle Whitaker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lyndsey Michelle Whitaker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY