PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 06/05/17 08:45 3 pgs
Fees:18.00 Taxes:727.05
20170605-0055525

W & I Ref: (DM) Title No.: 59023
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rush O'Keefe Julia O'Keefe 1900 Richard Jones Road #K-3 Nashville, TN 37215	

TAX MAP PARCEL NUMBERS: 117150A13500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea H. Gast, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rush O'Keefe and Julia O'Keefe , husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-3 of Green Hills Terrace, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrea H. Gast by Warranty Deed from David Gast and spouse, Kathy Boyle Gast, dated March 13, 2008 and recorded on March 18, 2008 of record in Instrument No. 20080318-0027324, Register's Office for Davidson County, Tennessee. Andrea H. Gast and Hunter Gast are one and the same person.

Thomas Adam Wilkinson, spouse of Andrea H. Gast joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Instrument of Dedication of Easement of record in Book 4320, page 896, said Register's Office. Easements to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office. The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 7841, page 557, Book 9830, page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 1900 Richard Jones Road, K 3, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2017.

Andrea H. Gast

Andrea H. Gast

Thomas Adam Wilkinson

Thomas Adam Wilkinson

State of Tennessee

County of Davidson

On this 31st day of May, 2017, before me the undersigned authority, personally appeared Andrea H. Gast and Thomas Adam Wilkinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider ~~or value~~, whichever is greater, for this transfer is: $196,500.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2017.

Notary

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON