BILL GARRETT, Davidson County
Trans:T20170050801 DEEDWARR
Recvd: 06/14/17 11:27 2 pgs
Fees:13.00 Taxes:501.35
20170614-0059684

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Van Hoang & Jacob Tapia
1145 Nashboro Blvd.
Nashville, TN 37217

SEND TAX BILL TO:
New Owner

MAP/PARCEL 135-12-0D-145.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandi D. Gillespie f/k/a Brandi D. Davis and Matthew P. Gillespie, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Van Hoang and Jacob Tapia, wife and husband, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 145 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623- 0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Brandi D. Davis, single by Warranty deed from Clubhouse Trails, a joint venture of record in Instrument No. 20060403-0037204 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 03, 2006.

Matthew P. Gillespie, the spouse of Brandi D. Gillespie, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Brandi D. Gillespie.

This is improved property known as: **1145 Nashboro Blvd., Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 5th day of June, 2017.

WITNESS MY HAND on this the 5th day of June, 2017

Brandi D. Gillespie

Brandi D. Gillespie

Matthew P. Gillespie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brandi D. Gillespie and Matthew P. Gillespie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of June, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,500.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170410