WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/17 13:08 2 pgs
Fees:13.00 Taxes:961.63
20170614-0059761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

MST 2017-0911

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos L. Gaskin	Carlos & Cheryl Gaskin	093130A40700CO
(NAME)	(NAME)	
11 Music Sq E Unit 407	6091 Pimlico Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Tallahassee, FL 32309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Wilson Harrell, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos L. Gaskin and Cheryl W. Gaskin, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 407, together with the appurtenant interest in the common elements of Spence Manor Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Wilson Harrell, an unmarried man, by Warranty Deed of record Cheryl Miller and Stacie Eshenroder, as Tenants in Common, dated 01/15/2016 in Instrument No. 20160120-0005695, said Register's Office.

Subject to: Property taxes for 2017 have been prorated and the Grantee has assumed payment thereof when same become due and payable; All matters as set forth on the plat of record in Plat Book 6794, page 219, Register's Office for said County. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 6794, pg 219, RODC, TN. Charter of Spence Manor Condominium Association, Inc of record in Book 6790, page 237 and Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, said Register's Office.

This property, known as 11 Music Sq E Unit 407, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this 13th DAY OF June, 2017.

Wilson Harrell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilson Harrell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 / Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/27/19

Amelia Lawson
State of Tennessee Notary Public
Williamson County