RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179012

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170051080 DEEDWARR
Recvd: 06/15/17 09:20 2 pgs
Fees: 13.00 Taxes: 718.73
20170615-0060031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elizabeth Gremillion [redacted] 603 Plantation Court Nashville, TN 37221	Same address as new owner	142 05 0A 137.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand Two Hundred Fifty and 00/100 Dollars ($194,250.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHARLES CAUDILL, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARY ELIZABETH GREMILLION AND GORDON C [redacted] GREMILLION JR.,** [redacted] hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee and being Unit No. W-7, together with the carport designated W-7-C, on the River Plantation Condominium Apartments, Section 2, on a plat of record in Plat Book 4460, pages 136-137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Caudill, by Warranty Deed from Lori Jacqueline Andres, unmarried, dated 8/31/2016, recorded 9/6/2016, of record in Instrument #20160906-0093356, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 603 Plantation Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 4460, pages 136-137; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS, this the 12th day of June, 2017.

Charles Caudill

CHARLES CAUDILL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Charles Caudill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of June, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19