G#29847-2 BOX #14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612385** BILL GARRETT, Davidson County Trans:T20170063212 DEEDWARR Recvd: 07/24/17 12:59 2 pgs Fees:13.00 Taxes:739.63 20170724-0074572	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2017. Notary Public My Commission Expires: 1/17/21 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Whitney Gutgsell 401 Sloan Road Nashville TN 37209	Farmington Mortgage, a div of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Parcel ID No. 103-08-0B-401.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynette A. Garbonola, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney A. Gutgsell, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 401 of Building "C" on the Plan of Parklane Condominiums, Phase IV, as shown as Exhibit "B" to the Master Deed of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, and to which exhibit to the Master Deed reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Lynette A. Garbonola, unmarried, by Warranty Deed dated February 20, 2001, from Patrick W. Sharp, unmarried, of record in Instrument No. 20010222-0016739, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-08-0B-401.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 7646, page 264 and ByLaws of record in Book 7376, page 571, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019394, said Register's Office.

This is improved property located at 401 Sloan Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2017.

Lynette A. Garbonola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynette A. Garbonola, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2017.

Notary Public

My Commission Expires: _____

