30119-8

Box 14

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bill Garrett Davidson County<br>Batch# 6959 **DEEDWARR**<br>10/03/2017 09:32:53 AM 2 pgs<br>Fees: $13.00 Taxes: $647.50<br>20171003-0101043 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00<br>Kathy Goodson<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF SEPTEMBER, 2017<br>Anna Agee<br>Notary Public<br>MY COMMISSION EXPIRES: 5-8-18<br>(AFFIX SEAL) |

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Richard Gotwald and Casey Gotwald | Farmington Mortgage, a div of CapStar | 142 07 0D 211.00 |
| (NAME) | (NAME) | |
| 4302 Dakota Avenue | 2002 Richard Jones Road, Ste 300A | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristen M. Varner, a married woman and Michael R. Manno, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Gotwald and Casey Gotwald, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 211 as specified on the Plat shown in the Master Deed, on the Plan of Wynbrook Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Wynbrook Condominiums, of record in Book 7285, Page 918, amended in Book 7507, Page 271, and Instrument No. 20070604-0066335, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Wynbrook Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 7285, Page 918, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kristen M. Manno, unmarried and Michael R. Manno, married by Warranty Deed from Ramona G. Moss, unmarried dated March 31, 2008 and recorded April 2, 2008 as Instrument No. 200804020033333, in said Register's Office for Davidson County, Tennessee.

The said Kristen M. Manno has since married and is n/k/a Kristen M. Varner. The spouses of the grantors do not join in the execution of this instrument as the subject property was not the marital residence of either grantor and there is no marital interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as **211 Wynbrook Court, Nashville, TN 37221**

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, has 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.

File Number: FRN-176240SSO

Witness our hands this the 28th day of September, 2017.

Kristen M Varner by Marilyn J Manno as her attorney in fact

Kristen M. Varner
by Marilyn J. Manno as her Attorney in fact

Michael R Manno

Michael R. Manno

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Michael R. Manno personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Marilyn J. Manno, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristen M. Warner, as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kristen M. Varner, for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

File Number: FRN-176240SSO