Bill Garrett Davidson County
Batch# 22869 DEEDWARR
11/06/2017 03:16:44 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20171106-0114076

Warranty Deed

Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this the 1st day of November, 2017. Notary Public My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abigail Brianne Carrigan	NEW OWNER	
5724 Brentwood Trail		160-14-0B-024.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDA G. GAYLORD, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL BRIANNE CARRIGAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows: To-Wit:

Unit No. 5724, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, Page 988, said Register's Office and Master Deed amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Brenda G. Gaylord by Warranty deed from Haury & Smith Contractors, Inc. of record in Book 5550, page 863, Register's Office for Davidson County, Tennessee, dated January 02, 1980 and recorded on January 03, 1980.

**Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interest.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5724 Brentwood Trail, Brentwood, TN 37027.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2017.

Brenda G Gaylord

Brenda G. Gaylord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brenda G. Gaylord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2017.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018