Bill Garrett Davidson County
Batch# 24149 DEEDWARR
11/08/2017 02:22:43 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20171108-0115161

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: 4.19.21
File No. G17-9910D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas L. Gautsch and Lydia Michele Gautsch, husband and wife (NAME)	Primelending, a PlainsCapital Company (NAME)	83-134-A-2-CO
~~1508B Boscobel Street~~ 452 Normridge Dr. (STREET ADDRESS)	P.O. Box 796788 (STREET ADDRESS)	
~~Nashville, TN 37206~~ Gallatin TN 37066 (CITY) (STATE) (ZIP)	Dallas, TX 75379-6788 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Third Coast Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas L. Gautsch and Lydia Michele Gautsch, 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. B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1508 Boscobel Homes, a Horizontal Property Regime with Private Elements of record in Instrument # 20160524-0051922 and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING part of the same property conveyed to Third Coast Properties, LLC from Bruce T. Thweatt and Patricia P. Thweatt, Husband and Wife, by Warranty Deed dated February 24, 2015, as Instrument No. 20150226-0016583, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Boscobel Homes and recorded in Instrument # 20160524-0051922, Register's Office for Davidson County, Tennessee.
2. NOC as recorded in Instrument # 201605240051922, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1508B Boscobel Street, Nashville, TN 37206.

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. Whenever 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 3rd day of November, 2017.

THIRD COAST PROPERTIES, LLC

By: _____
Anita Pirtle, Chief Manager

November 03, 2017
Date

STATE OF Tennessee

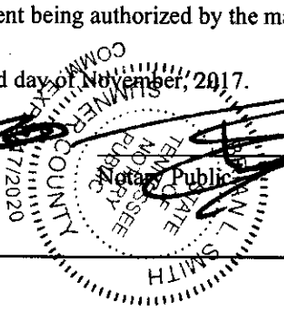
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Anita Pirtle, Chief Manager for Third Coast Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of November, 2017.

My Commission Expires: 8-17-20

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066