File Box 8

Bill Garrett Davidson County
Batch# 48970 DEEDWARR
01/18/2018 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180118-0005435

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59349
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Goraczkowski Lynette M. Wray 101 Sheffield Court Nashville, TN 37215	Bank of America N.A. 7105 Corporate Drive Plano, TX 75024

TAX MAP PARCEL NUMBERS: 131090B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ephriam Herbert Hoover, IV, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Goraczkowski and Lynette M. Wray, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 of Sheffield Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 474, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ephriam Herbert Hoover, III by Warranty Deed from John A. Gaeto, III, dated May 20, 2011 and recorded on July 18, 2011 of record in Instrument No. 20110718-0054928, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 8, 2014, recorded on April 16, 2014 of record in Instrument No. 20140416-00319*98, said Register's Office, subject property was conveyed to Ephriam Herbert Hoover, IV.

Kelly Hoover, spouse of Ephriam Herbert Hoover, IV, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 4744, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 6229, page 481, said Register's Office. The provisions of the condominium Master Deed of record in Book 5996, page 807, amended in Book 6010, page 663, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Master Deed of record in Book 5996, page 812, said Register's Office.

This is improved property, known as 101 Sheffield Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2018.

Ephriam Herbert Hoover, IV

Kelly Hoover

State of Tennessee

County of Davidson

On this 11th day of January, 2018, before me the undersigned authority, personally appeared Ephriam Herbert Hoover, IV and Kelly Hoover, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 11th day of January, 2018.

Notary

My Commission Expires: _____

CHRISTY W. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019