Bill Garrett Davidson County
Batch# 53382 DEEDWARR
01/31/2018 10:47:07 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180131-0009771

# Warranty Deed

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|---|---|
| PREPARED BY: RETURN TO:<br>BANKERS TITLE & ESCROW CORP.<br>3310 WEST END AVE.<br>NASHVILLE, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $250,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 29th day of January, 2018.<br>Notary Public<br>My commission expires: 1-6-20 |

JAMES A. HAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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: |
|---|---|---|
| Thomas Gildemeister<br>Julia W. Gildemeister | owner | |
| 1979 Old Hillsboro Pike | | 143-03-0D-132.00-CO |
| Franklin, TN 37064 | | |

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, **DARREN W. PRICE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS GILDEMEISTER AND JULIA W. GILDEMEISTER, HUSBAND AND WIFE,** 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, Tennessee, being Unit No. 132 of the Revised Plan of Harpeth Trace Highrise Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in Book 5116, page 791, said Register's Office, 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 Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Darren W. Price, a single man by Warranty deed from Gina Levine Kosser, a married woman of record in Instrument No. 20060524-0061269 Register's Office for Davidson County, Tennessee, dated May 23, 2006 and recorded on May 24, 2006.

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 132 Harpeth Trace Drive, 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 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 29th day of January, 2018.

Darren W. Price by Dion Lopez
Attorney in Fact

**Darren W. Price by Dion Lopez,**
**Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2018, before me personally appeared Dion Lopez, 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 Darren W. Price as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Darren W. Price.

Witness my hand and seal this 29th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

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