Bill Garrett Davidson County
Batch# 65794 DEEDWARR
03/06/2018 11:22:13 AM 2 pgs
Fees: $13.00 Taxes: $174.64
20180306-0021013

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Dennis Glynn et ux
550 Harding Place, #F-101
Nashville, Tennessee 37211-4529

SEND TAX BILL TO:
New Owner Address

MORTGAGEE:
None

MAP/PARCEL:
147-2-B-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Eric Skoog, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Dennis Glynn and Jessica Glynn, 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 situated in Davidson County, Tennessee, being **Unit No. F-101** and the appurtenant interest in the common elements of **Caldwell Court Condominiums, a horizontal property regime,** created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Caldwell Court Condominiums, of record in Book 6188, page 744, as amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Plan of Caldwell Court a Condominium Development attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Court Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Richard Eric Skoog, unmarried, by Warranty Deed dated January 4, 2000 from Doug Hudson, married, appearing of record in Instrument No. 200001100002776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **550 Harding Place, #F-101, Nashville, Tennessee 37211-4529.**

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, GRANTOR does covenants with the said GRANTEES that he is 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, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS my hand this the 5th day of **March, 2018**.

Richard Eric Skoog

Richard Eric Skoog

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard Eric Skoog,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2018.

Lisa D. Turner

NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-20-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $47,200.00.

AFFIANT

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me on this 5th day of March, 2018.

Lisa D. Turner

NOTARY PUBLIC

My Commission Expires: 4-20-20

File No. 18024924