WARRANTY DEED

Bill Garrett Davidson County
Batch# 66509 DEEDWARR
03/08/2018 10:26:04 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180308-0021859

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

MST 2018-0190

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew White	NEW OWNER	104-04-0D-003.00 CO
(NAME)	(NAME)	
274 North Saylor Street	274 N. Saylor St	
(ADDRESS)	(ADDRESS)	
South Pines, NC 28387	South Pines, NC 28387	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Carlos Gaskin and wife, Cheryl Gaskin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew White, an unmarried person,** 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. 5. together with the appurtenant interest in the common elements of The Lincoln Court Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6942, Page 585, amended in Book 7357, Page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Carlos Gaskin and wife, Cheryl Gaskin by Warranty deed from Allison Annette Atwood, unmarried of record in Instrument No. 20101220-0100926 Register's Office for Davidson County, Tennessee, dated December 15, 2010 and recorded on December 20, 2010. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 1018 17th Avenue South Suite 5 Nashville, Tennessee 37212.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6942, Page 585 and amended in Book 7357, Page 854, Register's Office for Davidson County, Tennessee. Charter of The Lincoln Court Homeowners Association of record in Book 6950, Page 549, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 4577, Page 599 and Book 4577, Page 601, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20030718-0101373 in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1018 17th Avenue S, Suite 5, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 6TH DAY OF MARCH, 2018.

Carlos Gaskin

Cheryl Gaskin

JAMES K. STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2021

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos Gaskin and Cheryl Gaskin, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, ~~this~~ the 6TH day of MARCH, 2018.

Notary Public

My Commission Expires: 2-28-21

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: K-VRES-18-1018