Bill Garrett Davidson County
Batch# 70964 **DEEDWARR**
03/20/2018 08:24:24 AM 2 pgs
Fees: $13.00 Taxes: $994.93

20180320-0025935

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$268,900.00
Susan Newton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th day of March, 2018
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Gayle Troccoli 110 Academy Square Nashville, TN 37210	Finance of America Mortgage P.O. Box 330 Horsham, PA 19044	093.11-0A-110.00 CO

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 hereby acknowledged, we,

Laura M. Gatrell AKA Laura McClendon Gatrell NKA Laura Ann McClendon, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jessica Gayle Troccoli, unmarried

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 Lot No. 110 AKA Unit No. 110 on the Plan of Academy Square of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laura M. Gatrell (being the same person as Laura McClendon Gatrell) by Quitclaim Deed from Ronald Paul Gatrell dated March 19, 2010 of record in Instrument No. 20100511-0036137, Register's office for Davidson County, Tennessee. Laura M. Gatrell AKA Laura McClendon Gatrell is now known as Laura Ann McClendon. Laura M. Gatrell, Laura McClendon Gatrell, Laura Ann McClendon and Laura McClendon are one and the same person.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 614, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in DCCR of record in Book 6117, Page 681; as amended in Book 6222, Page 873; Book 9520, Page 748 and Instrument No. 20101216-0100149, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 6125, Page 384, Register's Office for Davidson County, Tennessee.
5) Property is subject to By-Laws of record in Book 6117, Page 700; as amended in Instrument No. 20070601-0065419; Instrument No. 20080130-0009636; Instrument No. 20090327-40026484; Instrument No. 20090409-0032557; Instrument No. 20100315-0019427; and Instrument No. 20101216-0100150, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **110 Academy Square, Nashville, TN 37210**
(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 hand(s) this 16 day of March, 2018.

Laura Ann McClendon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura Ann McClendon, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March, 2018.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

NOTARY PUBLIC

My Commission Expires:
11/8/21

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076