Bill Garrett
Batch# 76210
04/04/2018 11:08:59 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20180404-0031570

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF April, 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Ronald Gatrell & Marjorie Pomeroy-Wallace	New Owner	103-0-80-B/416.00
(NAME) 416 Sloan Road	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEGED, WE, JUDY KENDALL, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD PAUL GATRELL AND MARJORIE POMEROY-WALLACE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 416, BUILDING "C" OF THE PARKLANE CONDOMINIUMS, PHASE IV, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR PARKLANE CONDOMINIUMS, PHASE IV, OF RECORD IN BOOK 7646, PAGE 264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS, OF RECORD IN BOOK 7376, PAGE 580, 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 PLAN OF PARKLANE CONDOMINIUMS, OF RECORD IN BOOK 7646, PAGE 264, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JUDY KENDALL AND TED KENDALL, WIFE AND HUSBAND, BY WARRANTY DEED FROM MARK D. MICHEL, UNMARRIED, RECORDED ON APRIL 21, 2014, OF RECORD IN INSTRUMENT NO. 20140421-0033242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TED KENDALL IS NOW DECEASED, HIS DATE OF DEATH IS MAY 5, 2014.

This is improved property, known as 416 SLOAN ROAD, NASHVILLE, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 3rd day of April, 2018.

JUDY KENDALL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Judy Kendall with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of April, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY