THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516417

Bill Garrett Davidson County
Batch# 112735 **DEEDWARR**
07/05/2018 11:00:59 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180705-0065058

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this29th day of June, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven McGaffigan and Laurie Hackett-McGaffigan 518 Armistead Place Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0D-518.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence L. Franzella, Trustee and Michael J. Dunlap, Trustee of The Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust, dated April 7, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven McGaffigan and Laurie Hackett-McGaffigan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 518, on the Horizontal Property Regime for Burlington Condominiums, as recorded in the Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440 and in Book 6362, page 405 and as shown on plat of record in Plat Book 5200, page 490, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lawrence L. Franzella, by deed from Nannette P. Goddard n/k/a Nannette P. Bradley and husband, William D. Bradley, of record in Instrument No. 20000919-0093179 , dated September 15, 2000 , said Register's Office.

Lawrence L. Franzella conveyed his interest to Lawrence L. Franzella Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration of Trust dated October 6, 2000, by quitclaim deed of record in Instrument No. 20001101-0108503, dated October 24, 2000, said Register's Office.

Lawrence L. Franzella Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration of Trust dated October 6, 2000 conveyed his interest to Lawrence L. Franzella, by quitclaim deed of record in Instrument No. 20020131-0013948, dated October 2, 2000, said Register's Office.

Lawrence L. Franzella conveyed his interest to Lawrence L. Franzella Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration of Trust dated October 2, 2000, by quitclaim deed of record in Instrument No. 20020215-0020242, dated January 31, 2002, said Register's Office.

Lawrence L. Franzella, Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, which acquired title in error as Lawrence L. Franzella Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000 by quitclaim deed of record in Instrument No. 20020215-0020242, conveyed his interest to Lawrence L. Franzella, Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, by quitclaim deed of record in Instrument No. 20140327-0025383, dated March 20, 2014, said Register's Office.

Lawrence L. Franzella, Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000 conveyed his interest to Lawrence Franzella and Michael J. Dunlap, Trustees of the Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust, created by

Declaration of Trust dated April 7, 2017, by quitclaim deed of record in Instrument No. 20170706-0068115, dated April 25, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-12-0D-518.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 490, said Register's Office.
Master Deed of record in Book 6011, page 653 and amended in Book 6194, page 440 and Book 6362, page 405 , said Register's Office.

Sewer Easement of record im Book 3401, page 545, said Register's Office.

This is improved property located at 518 Armistead Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrumenton this 29th day of June, 2018.

The Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust, dated April 7, 2017

By: _____
Lawrence L. Franzella, Trustee

By: _____
Michael J. Dunlap, Trustee

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence L. Franzella, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust dated April 7, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25 day of June, 2018.

_____
Notary Public

MARIA DEVOLDER
Notary Public - California
San Mateo County
Commission # 2238581
My Comm. Expires May 8, 2022

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Dunlap, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust dated April 7, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25 day of June, 2018.

_____
Notary Public

MARIA DEVOLDER
Notary Public - California
San Mateo County
Commission # 2238581
My Comm. Expires May 8, 2022

MARIA DEVOLDER
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