G# 30993.3
Box #14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2018.

Notary Public

My commission expires: 7-8-2019

CAYLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 121072 DEEDWARR
07/26/2018 10:14:21 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20180726-0072892

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew C. Gilligan, Jr. and Karen L. Gilligan, Trustees of Gilligan Family Revocable Trust dated August 2, 2000	"New Owner"	**104-01-0B-145.00-CO**
385 Normandy Circle		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ottavio Joseph Milano and Donna Elizabeth Milano, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew C. Gilligan Jr. and Karen L. Gilligan, Trustees of Gilligan Family Revocable Trust dated August 2, 2000

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 385 on Lot No. 44 of the Normandy Place Condominiums, 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 Normandy Place Condominiums, of record in Instrument No. 20020214-0019862 and as amended under Instrument No. 20020523-0063131, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Normandy Place Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as exhibit "A" on the First Amendment to Master Deed of record in under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ottavio Joseph Milano and wife, Donna Elizabeth Milano and Nicole Marie Milano, unmarried, joint tenants with rights of survivorship by Warranty deed from Mary Elizabeth DeLaddy Thomas, married of record in Instrument No. 20061229-0160582 Register's Office for Davidson County, Tennessee, dated December 27, 2006 and recorded on December 29, 2006.

Being the same property conveyed to Mitchell A. Watts, Trustee by Quitclaim deed from Ottavio Joseph Milano and wife, Donna Elizabeth Milano, and Nicole Marie Milano, unmarried of record in Instrument No. Mitchell A. Watts, Trustee Register's Office for Davidson County, Tennessee, dated February 17, 2007 and recorded on February 26, 2007, and within the same deed the said Mitchell A. Watts, Trustee conveyed his interest in the subject property to Ottavio Joseph Milano and Donna Elizabeth Milano, as tenants by the

entirety, an undivided 50% interest, and as tenants with right of survivorship with Nicole Marie Milano, unmarried, an undivided 25% interest, and as tenants in common with right of survivorship with Stephanie Lauren Milano, married, an undivided 25% interest.

Being the same property conveyed to Ottavio Joseph Milano and Donna Elizabeth Milano, as tenants by the entirety, an undivided 50% interest, and as tenants with right of survivorship with Nicole Marie Milano Johnson, married, an undivided 25% interest and as tenants in common with right of survivorship with Stephanie Lauren Milano-Mattson, married, an undivided 25% interest by Quitclaim deed from Ottavio Joseph Milano and Donna Elizabeth Milano, as tenants by the entirety, an undivided 50% interest, and as tenants with right of survivorship with Nicole Marie Milano Johnson, married to Teague Keith Johnson, who acquired title as Nicole Marie Milano, unmarried, and undivided 25% interest and as tenants in common with right of survivorship with Stephanie Lauren Milano-Mattson, married to Buckshot N. Mattson, who acquired title as Stephanie Lauren Milano, married, an undivided 25% interest of record in Instrument No. 20130829-0091279 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on August 29, 2013.

Being the same property conveyed to Ottavio Joseph Milano and Donna Elizabeth Milano, as tenants by the entirety by Quitclaim deed from Ottavio Joseph Milano and Donna Elizabeth Milano, as tenants by the entirety, an undivided 50% interest, and as tenants with right of survivorship with Nicole Marie Milano Johnson, married, an undivided 25% interest and as tenants in common with right of survivorship with Stephanie Lauren Milano-Mattson, married, an undivided 25% interest of record in Instrument No. 20180723-0071775 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 23, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 385 Normandy Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 24th day of July, 2018:

Ottavio Joseph Milano

Donna Elizabeth Milano

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Ottavio Joseph Milano and Donna Elizabeth Milano, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this the 24th day of July, 2018.

My Commission Expires: August 4, 2020

Notary Public

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

20181420R