THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25323

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 158510 **DEEDWARR**
11/13/2018 11:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181113-0111668

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **380,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Sherrill	New Owner	MAP 104-13-0A-
401 Bowling Ave. #11		PARCEL 012.00-CO
Nashville, TN 37205		
(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, **Henry H. Gildemeister, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles A. Sherrill, a single man**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Building Site 12, Unit No. 11 on the Plan of Richmeade Place, Section One of record in the Plat Book 4860, Page 44, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gloria H. Gildemeister, and my husband, Henry H. Gildemeister, as tenants by the entirety by Quitclaim deed from Gloria H. Gildemeister of record in Instrument No. 20050804-0091627 Register's Office for Davidson County, Tennessee, dated August 03, 2005 and recorded on August 04, 2005

The said Gloria H. Gildemeister has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 4860, Page 44; (3) the Declaration of Covenants, Conditions and Restrictions for Richmeade Place with By-Laws appended thereto, of record in Book 4941, Page 637, as supplemented in Book 5019, Page 946, amended in Book 5036, Page 338, further supplemented in Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 945, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628; (4) Charter of Richmeade Place Homeowner's Association of record in Book 4942, page 633; (5) Quitclaim Deeds for common areas to Richmeade Place Homeowner's Association of record in Book 4947, page 348; Book 5035, Page 573; Book 5067, Page 37; Book 5114, Page 987; Book 5487, Page 73 and Book 5778, Page 448; (6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025605; (7) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (8) Subject to rights of others in and to the common areas and/or elements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **401 Bowling Ave. #1; Nashville, TN 37205.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 this the 9th day of November, 2018.

Henry H. Gildemeister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry H. Gildemeister**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN