Box # 14

31440-3

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 174608 **DEEDWARR**
12/17/2018 09:30:20 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20181217-0122195

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2018.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin Guinn **Paige Guinn**	**Pinnacle Bank**	**104-01-0-B-145.00CO**
385 Normandy Circle	**150 3rd Avenue South, Suite 900**	
Nashville, TN 37209	**Nashville, TN 37201**	

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

Andrew C. Gilligan, Jr. and Karen L. Gilligan, Trustees of the Gilligan Family Revocable Trust u/a/d August 2, 2000

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Guinn and Paige Guinn, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 385 on Lot No. 44 as specified on the Plat shown in the Master Deed, on the Plan of 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 in Instrument No. 20020523-0063131, further amended in Instrument No. 20080222-0017616, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, 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 in Instrument No. 20020214-0019862, and as shown as Exhibit "A" on the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Andrew C. Gilligan, Jr., and Karen L. Gilligan, Trustees of The Gilligan Family Revocable Trust u/a/d August 2, 2000, by Deed dated July 24, 2018, from Octavio Joseph Milano and Donna Elizabeth Milano, husband and wife, of record in Instrument No. 20180726-0072892, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the principal place of residence of the Grantor or his/her spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20020214-0019862 and as shown on Exhibit "A" on the first amendment of the Master Deed in Instrument 20020523-0063131, Register's Office for Davidson County, Tennessee;

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Normandy Place Condominiums, of record in

Instrument No. 20020214-0019862 and as amended in Instrument No. 20020523-0063121, further amended in Instrument no. 20080222-0017616, Instrument No. 20101004-0079010 and Instrument no. 20120628-0056775, Register's Office for Davidson County, Tennessee;

3) Charter of Normandy Place Condominium Homeowners' Association, Inc. of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee;

4) Easements for Sanitary Sewer and/or Storm Drainage of record in Book 3027, Pages 526 and 536, Register's Office for Davidson County, Tennessee;

5) All matters shown on the Plan of record in Book 1835, Page 10, Register's Office for Davidson County, Tennessee;

6) Restrictive Covenants contained in instrument of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee;

7) Right of Way and Easement Agreement of record in Book 4218, Page 818, Register's Office for Davidson County, Tennessee;

8) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved 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 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/our hand(s) this 12th day of **December, 2018.**

Co-Trustee

Andrew C. Gilligan, Jr. Trustee of The Gilligan Family Revocable Trust u/a/d/ August 2, 2000

Karen L. Gilligan, Trustee of The Gilligan Family Revocable Trust u/a/d/ August 2, 2000

STATE OF CALIFORNIA)
COUNTY OF San Diego)

Personally appeared before me, a Notary Public of said County and State, **Andrew C. Gilligan, Jr. and Karen L. Gilligan, Trustees of The Gilligan Family Revocable Trust u/a/d/ August 2, 2000,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego (City), California, this 12th day of **December, 2018.**

Ghada Abou Hamze
Notary Public

My Commission Expires: Jan 16, 2019

GHADA ABOU- HAMZE
COMM. #2097413
Notary Public · California
San Diego County
My Comm. Expires Jan. 16, 2019

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