WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th Day August 2019.

Notary Public

MY COMMISSION EXPIRES: February 22, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Conn	William E. Conn	105 10 0A 107.00
(NAME)	(NAME)	
204 Banbury Close	204 Banbury Close	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 273731 DEEDWARR
08/20/2019 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $643.80
20190820-0083346

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, I/we **Connie C. Gatscher and Jeffrey A. Gatscher, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William E. Conn, a married man**, hereinafter called the GRANTEE(S), his/her/their 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 Condominium Apartment known as Unit No. A-7, of the Beech Tree 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 Beech Tree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 11174, Page 328, 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 Beech Tree Condominiums, as Shown on the Exhibit Map to the First Amendment to the Master Deed of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Ashley Tyne Pearsall by Warranty Deed from Ted J. Stevenson, II, unmarried, dated 11/30/2007 and recorded 12/03/2007, of record in Instrument No. 200712030139610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CJC Investors, LLC, a Tennessee limited liability company, on behalf of Jeffery A. Gatscher and Connie C. Gatscher, Members by Quit Claim Deed from Ashley Tyne Pearsall, unmarried, dated 10/26/2015 and recorded 10/26/2015, of record in Instrument No. 201510260108632, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connie C. Gatscher, a married woman by Quit Claim Deed from Jeffrey A. Gatscher and Connie C. Gatscher, members, on behalf of CJC Investors, LLC, a Tennessee limited liability

company, dated 09/19/2017 and recorded 10/20/2017, of record in Instrument No. 201710200107482, Register's Office for Davidson County, Tennessee.

1. This conveyance subject to Covenants, conditions, easements and restrictions recorded in Book 11174, Page 284, Amendment recorded in Book 11680, Page 193, and Instrument No. 201510160105285, Instrument No. 200909300090862, Book 11163, Page 16, Instrument No. 200412300155036, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2020 Beech Avenue, Unit A-7, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15th day August 2019.

Connie C. Gatscher
Connie C. Gatscher

Jeffrey A. Gatscher by Connie C. Gatscher, Attorney in Fact
Jeffrey A. Gatscher

State of Tennessee
County of ~~Rutherford~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie C. Gatscher and Jeffrey A. Gatscher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

State of Tennessee

County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Connie C. Gatscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Jeffrey A. Gatscher, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of August, 2019.

_____

Notary Public

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

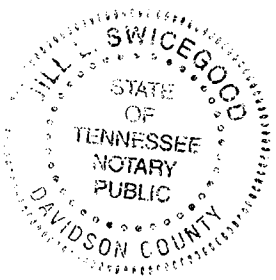
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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