THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822216** MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Erick Gilbertson 8261 Altesse Way Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID Nos. 147 02 0B 064.00, 147 2 B 094.00, AND 147 2 B 0697.0

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, **Charles T. Henson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erick Gilbertson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1

A certain condominium located in Davidson County, Tennessee, being Unit D-102, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, Et seq, as amended, Tennessee code annotated as established by a Master Deed, of record in Book 6188, Page 744 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed by Warranty Deed from Waleed Hussain and Huda Nagim to Charles Thomas Henson, a married man, as recorded on the 13th day of December, 2017 in Instrument No. 20171213-0126835 and part of Warranty Deed from Valuable Investment Properties, LLC to Waleed Hussain and Huda Nagim, as recorded on the 29th day of July, 2015 in Instrument No. 20150729-0074657, in the Register's Office of Davidson County, Tennessee.

Tract 2

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-112 as specified on the Plat shown in the Master Deed, on the Plan of Caldwell Court 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 Caldwell Court Condominiums, of record in Book 6188, Page 744, and amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit A-2 to the Master Deed of record in Book 6188, Page 744, said Register's Office, for a more complete identification and description of such Unit.

Karen Johnson Davidson County
Batch# 283946 DEEDWARR
09/11/2019 09:47:22 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20190911-0091821

Being the same property conveyed by Warranty Deed from Charles B. Hand, Jr. and wife, Andrea J. Hand to Charles T. Henson, a married man, as recorded on the 12th day of February, 2019 in Instrument No. 20190212-0012909 and Quitclaim Deed from Andrea June Taylor Hand to Charles B. Hand, Jr. and wife, Andrea J. Hand, as recorded on the 17th day of September, 1999 in Deed Book 11665, Page 532, in the Register's Office of Davidson County, Tennessee.

Tract 3

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-115 as specified on the Plat shown in the Master Deed, on the Plan of Caldwell Court 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 Caldwell Court Condominiums, of record in Book 6188, Page 744, and amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit A-2 to the Master Deed of record in Book 6188, Page 744, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Charles B. Hand, Jr. and wife, Andrea J. Hand to Charles T. Henson, a married man, as recorded on the 26th day of December, 2018 in Instrument No. 20181226-0124829 and Quitclaim Deed from Andrea June Taylor Hand to Charles B. Hand, Jr. and wife, Andrea J. Hand, as recorded on the 17th day of September, 1999 in Deed Book 11665, Page 534, in the Register's Office of Davidson County, Tennessee.

Charles T. Henson and Charles Thomas Henson being one and the same.

Said property was never the marital residence of Grantor.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CALDWELL COURT Condominium of record in Book 6188, Page 744 , as amended by instrument(s) of record in Instrument Nos. 20070509-0055551 and 20071011-0120947, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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.

Easement for Sanitary and Sewer, recorded in Book 4895, Page 829, in the Register's Office of Davidson County, Tennessee.

Easement for Comcast, recorded in Instrument No. 20150211-0012557, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 550 Harding D102 E112 E115 Nashville TN 37211

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 instrument on this 6th day of September, 2019.

Charles T. Henson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles T. Henson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022