THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922661** Karen Johnson Davidson County Batch# 298557 **DEEDWARR** 10/09/2019 02:39:54 PM 2 pgs Fees: $13.00 Taxes: $1,572.50 20191009-0103632	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2019. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Pamela Ann Gray 518 Armistead Place Nashville TN 37215	Send Tax Bills To: First Bank 50 Franklin St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 116 12 0D 518.00

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, **Steven McGaffigan and Laurie Hackett-McGaffigan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Ann Gray**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 518, on the Horizontal Property Regime for Burlington Condominiums, as recorded in the Master Deed of record in Book 6011, Page 653, amended in Book 6194, Page 440 and in Book 6362, Page 405 and as shown on plat of record in Plat Book 5200, Page 490, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Steven McGaffigan and Laurie Hackett-McGaffigan, husband and wife, by Warranty Deed from Lawrence L. Franzella Trustee and Michael J. Dunlap, Trustee of The Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust, dated April 7, 2017, of record in Instrument No. 20180705-0065058 in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded July 05, 2018.

Being the same property conveyed to Lawrence Franzella and Michael J. Dunlap, Trustees of the Lawrence L. Franzella and Michael J. Dunlap 2017 Revocable Living Trust, created by Declaration of Trust dated April 7, 2017, by Quitclaim Deed from Lawrence Franzella, Trustee of the Lawrence L. Franzella 2010 Revocable Living Trust created by Declaration dated October 2, 2000, of record in Instrument No. 20170706-0068115, in the Register's Office of Davidson County, Tennessee, dated April 25, 2017 and recorded July 06, 2017.

Being the same property conveyed to Lawrence L. Franzella, trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, by Quitclaim Deed from Lawrence L. Franzella, trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, which acquired title in error as Lawrence L. Franzella trustee of the Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000, by Quitclaim Deed of record in Instrument No. 20020215-0020242, of record in Instrument No. 20140327-0025383, in the Register's Office of Davidson County, Tennessee, dated March 20, 2014 and recorded March 27, 2014.

Being the same property conveyed to Lawrence L. Franzella, Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration dated October 2, 2000, by Quitclaim Deed from Lawrence L. Franzella, of record in Instrument No. 20020215-0020242, in the Register's Office of Davidson County, Tennessee, dated January 31, 2002, and recorded February 15, 2002.

Being the same property conveyed to Lawrence L. Franzella, by Quitclaim Deed from Lawrence L. Franzella, Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration dated October 6, 2000, of record in Instrument No. 20020131-0013948, in the Register's Office of Davidson County, Tennessee, dated January 25, 2002 and recorded January 31, 2002.

Being the same property conveyed to Lawrence L. Franzella Trustee of the Lawrence L. Franzella 2000 Revocable Living Trust Created by Declaration of Trust dated October 6, 2000, by Quitclaim Deed from

Lawrence L. Franzella, of record in Instrument No. 20001101-0108503, in the Register's Office of Davidson County, Tennessee, dated October 24, 2000, and recorded November 01, 2000.

Being the same property conveyed to Lawrence L. Franzella, an unmarried man by Warranty Deed from Nannette P. Goddard n/k/a Nannette P. Bradley and husband, William D. Bradley, of record in Instrument No. 20000919-0093179, in the Register's Office of Davidson County, Tennessee, dated September 15, 2000 and recorded September 19, 2000.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burlington, as recorded in Plat Book 5200, Page(s) 403-406.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burlington Condominium Plat Phase I- Condominium Lot, as recorded in Plat Book 5200, Page(s) 490.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burlington Condominium Condominium of record in Book 6011, Page 653 , as amended by instrument(s) of record in Book 6194, Page 440, Book 6362, Page 405 and Book 14525, Page 300

Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796 and amendment recorded in Book 6046, Page 134.

Easement for sanitary sewer, recorded in Book 3401, Page 545.

Easement for sanitary sewers and/or storm drainage, recorded in Book 6929, Page 643.

Easement for sanitary sewers and/or storm drainage, recorded in Book 6929, Page 646.

This is improved property located at 518 Armistead Place Nashville TN 37215

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 8th day of October, 2019.

Steven McGaffigan by Rich Rieck attorney in fact

Steven McGaffigan
By: Rich Rieck, Attorney in Fact

Laurie Hackett-McGaffigan by Rich Rieck attorney in fact

Laurie Hackett-McGaffigan
By: Rich Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rich Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Steven McGaffigan and Laurie Hackett-McGaffigan and that he is authorized by Steven McGaffigan and Laurie Hackett-McGaffigan to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of October, 2019.

Notary Public

SHIRA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2020