Box 14
G32411-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 302363 DEEDWARR
10/17/2019 11:10:36 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20191017-0106517

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/9/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Trust 2019, U/A/D October 9, 2019	F & M Bank	072101A030000CO
(NAME)	(NAME)	
1122 Litton Avenue, Unit 315	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Bernard G. Gamboa, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eugene H. Besand, Trustee of the Eugene H. Besand Revocable Trust 2019, U/A/D October 9, 2019**, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B3016, as specified on the Condominium Plat shown in the First Amendment to Declaration of Condominium for Solo East, a Condominium, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Condominium for Solo East, a Condominium Development, of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-008660, Instrument No. 20161121-0122822, and further amended in Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B" to the First Amendment, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Condominium Plat for placement of Units, as shown on Exhibit "B" to the First Amendment to Declaration of Condominium for Solo East, a Condominium of record in Instrument No. 20160818-0086606, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Bernard G. Gamboa, a single man, by Deed dated June 26, 2017, in the amount of $226 619.00, from Harpeth Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170627-0064768 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 have been prorated as of date of closing and assumed by the Grantee herein; All matters shown on the boundary plat of record in Instrument No. 20160330-0030247, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument No. 20160729-0078558, Amendments recorded in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822, and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4031, Page

423, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4255, Page 503, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 6379, Page 677, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 10262, Page 40, Register's Office for Davidson County, Tennessee; Partnership Agreements of record in Book 7723, Page 507, Book 8014, Page 964, Book 8383, Page 989 and Book 8408, Page 179, Register's Office for Davidson County, Tennessee; Charter of record in Instrument No. 20160728-0078070, 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 ☒ 1122 Litton Avenue, Unit 315, Nashville, TN 37216

(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 16th day of October, 2019.

Bernard G. Gamboa

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard G. Gamboa, 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 16th day of October, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122