THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527159

Karen Johnson Davidson County
Batch# 414232 **DEEDWARR**
06/12/2020 03:23:17 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20200612-0060501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 11th day of June, 2020.

Notary Public
My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Denis Gilmore and Erin Gilmore 4048 Outer Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 01 0 146.00

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, **Vintage South, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Denis Gilmore and Erin Gilmore, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 21, Rolling Meadows, as shown on plat of record in Plat Book 1424, Page 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gerhard R. Reich and Valerie A. Reich, husband and wife, of record in Instrument No. 20181231-0126475, in the Register's Office of Davidson County, Tennessee, dated December 31, 2018 and recorded on December 31, 2018.

Being the same property conveyed to Gerhard R. Reich and wife, Valerie A. Reich, by Warranty Deed from William Lee Chance, an unmarried person, of record in Instrument No. 20080314-0026034, in the Register's Office of Davidson County, Tennessee, dated March 11, 2008 and recorded on March 14, 2008.

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 2020 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 Rolling Meadows, as recorded in Plat Book 1424, Page(s) 98 and 99.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEAR204048

This is improved property located at 4048 Outer Drive Nashville TN 37204

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 11th day of June, 2020.

Vintage South, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Vintage South, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of June, 2020.

_____
Notary Public

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023