Karen Johnson Davidson County
Batch# 475980 DEEDWARR
09/15/2020 09:59:55 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20200915-0104998

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
834964 6069-003869
Kayla Bocchino

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

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

Notary Public

My commission expires: 5/9/23
(Affix Seal)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Thomas Gildemeister	NAME: CapStar Bank
STREET ADDRESS: 3110 West End Cr., #11	STREET ADDRESS: 2002 Richard Jones Rd Suite 300 A
MAP & PARCEL NO.: Nashville, TN 37203	Nashville, TN 37215

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael R. Millikan and Amanda Millikan, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Thomas Gildemeister,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 3110 West End Circle, #11, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 1st day of July, 2020.

X _____
Michael R. Millikan

X _____
Amanda Millikan

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael R. Millikan, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1st day of July, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Elizabeth B. Fioravanti
State of Tennessee Notary Public
Davidson County

_____
Notary Public

My commission expires COMMISSION EXPIRES SEPT. 7, 2021

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amanda Millikan, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1st day of July, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Elizabeth B. Fioravanti
State of Tennessee Notary Public
Davidson County

_____
Notary Public

My commission expires COMMISSION EXPIRES SEPT. 7, 2021

Exhibit A

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of 3110 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3110 West End Circle Condominiums of record in Book 6875, Page 613, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael R. Millikan by Warranty deed from Andrew L. Lundquist, married of record in Instrument No. 20070608-0068851 Register's Office for Davidson County, Tennessee, dated June 01, 2007 and recorded on June 08, 2007 (Value of consideration shown in aforementioned deed $229,830.00.) Being also known as 3110 West End Circle #11 11 Nashville, Tennessee 37203.