WARRANTY DEED

Karen Johnson Davidson County
Batch# 865405 DEEDWARR
06/01/2022 08:29:00 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20220601-0062913

BS-SG-22-3600-E4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stonegate Acquisitions, LLC	**New Owner**	
(NAME)	(NAME)	
146 Southridge Drive		**117-11-0B-068.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **TYLER A. GAW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being unit No. E-4, parcel No. 68 on the Revised Plat of the Villager East Condominium Apartments, of record in Book 5200, page 235, Register's office for said county, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Doyle S. Gaw and Tyler A. Gaw, as joint tenants, with right of survivorship by Warranty deed from Mary F. McMillen and Martha F. Thompson, individually and as Co-Excecutrix of the Estate of Hazel Anne Brookshire Franklin of record in Book 8498, page 893, Register's Office for Davidson County, Tennessee, dated November 21, 1991 and recorded on December 02, 1991.

Being the same property conveyed to Tyler A. Gaw by Quitclaim deed from Doyle S. Gaw of record in Book 9492, page 835, Register's Office for Davidson County, Tennessee, dated September 15, 1994 and recorded on October 13, 1994.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 235, and Corrected in Book 5679, Page 78 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5457, Page 298 corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3843, Page 131 as amended in Book 4120, Page 522, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer/Storm Drainage Easement of record in Book 4110, Page 245, in the Register's Office for Davidson County, Tennessee.
- Charter of Villager East Homeowners' Association, Inc. of record in Book 5450, Page 744, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3600 Hillsboro Pike E4, Nashville, Tennessee 37215**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 25th DAY OF MAY, 2022.

Tyler A. Gaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER A. GAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212