RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032376 DEEDWARR
07/31/2023 10:18:28 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20230731-0058728

File #23-TC-2049-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/21/2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connor Oakley Christian	**Pinnacle Bank**	
(NAME)	(NAME)	**117-07-0M-015.00-CO**
2049 Stokes Ln.	**150 3rd Ave South, Suite 1000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37201**	
(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, **LILY GAILMARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR OAKLEY CHRISTIAN, UNMARRIED MAN** 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 number 2049 of Fairsted park Condominiums, a Horizontal Property Regime created under Title 66, Section 77-101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed and By-Laws for Fairsted Park Condominiums of record as instrument 20021121-0145225 and as amended as instrument 20030328-0041138, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums as set out in Exhibit "C" to the Master Deed of record as instrument 20021121-0145225, and being located upon Lot number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, Page 383, said Register's Office.

Being the same property conveyed to Lily Gailmard and William Robert Gailmard by Warranty Deed from Zhiao Shi of record in Instrument No. 20180604-0053261 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

Being the same property conveyed to Lily Gailmard by Quitclaim Deed from William Robert Gailmard of record in Instrument No. 20230630-0050360 Register's Office for Davidson County, Tennessee, June 30, 2023 and recorded on June 30, 2023.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, 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 Instrument Number 20021121-0145225, as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, but omitting any

covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

* Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 9619, Page 112, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2049 Stokes Lane, Nashville, TN 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 28th day of July, 2023.

Lily Gailmard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Lily Gailmard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204