BILL GARRETT, Davidson County
Trans:T20110078230 DEEDWARR
Recvd: 12/09/11 16:03 2 pgs
Fees:13.00 Taxes:849.15

20111209-0096423

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2011.

Notary Public

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-GP-11-219-53

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. McKee	Michael E. McKee	
804 Swaps Lane (ADDRESS)	(NAME) 804 Swaps Lane (ADDRESS)	
Knoxville, TN 37923 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	118060D05300CO

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, we GALE PARK, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. MCKEE AND KIM C. MCKEE, hereinafter called the Grantee(s), their heirs 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 53, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NO. 20110311-0019705 AND CORRECTED IN INSTRUMENT NO. 20110531-0041215, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO L5 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM LAND TRUST CORPORATION, A TENNESSEE CORPORATION, RECORDED ON THE 9TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060809-0098186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. L5 DEVELOPMENT, LLC HAVING CHANGED ITS NAME TO GALE PARK, LLC BY ARTICLES OF AMENDMENT OF RECORD AS INSTRUMENT NO. 20071102-0129796, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20110208-0011108; DECLARATION RECORDED AT INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NO. 20110311-0019706 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705 AND CORRECTED IN INSTRUMENT NO. 20110531-0041215 (SINGLE-FAMILY HOMES); INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20100810-0063194; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847; EASEMENTS OF RECORD IN BOOK 10131, PAGE 935, BOOK 10131, PAGE 939, INSTRUMENT NO. 20041108-0134230, BOOK 9237, PAGE 495; AGREEMENTS IN BOOK 9237, PAGE 382 AND BOOK 9237, PAGE 425 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 100 Gale Park Lane, Nashville, Tennessee 37204
(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), 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 5th day of December, 2011.

Gale Park, LLC

BY: _____
Hunter Connelly, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of December 2011, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Gale Park, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December 2011.

_____
Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903