BILL GARRETT, Davidson County
Trans:T20120045518 DEEDWARR
Recvd: 06/20/12 11:24 2 pgs
Fees:13.00 Taxes:902.80
20120620-0054038

WARRANTY DEED

G-GP-12-113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Sara Danielle Spence	F&M Bank	
119 Gale Park Lane (ADDRESS)	PO Box 451 (NAME)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Clarksville, TN 37041 (ADDRESS) (CITY) (STATE) (ZIP)	118-6-162.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid 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 SARA SPENCE, UNMARRIED , 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 13, 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 INSTRUMENT NO. 20120508-0039773, 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 INSTRUMENTS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:
1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF GALE PARK, AS RECORDED IN INSTRUMENT NO. 20110208-0011108. 2) DECLARATION RECORDED AT INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NO. 20110311-0019706 AND INSTRUMENT NO. 20120508-0039772 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705 AND INSTRUMENT NO. 20120508-0039773 (SINGLE-FAMILY HOMES). 3) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED AT INSTRUMENT NO. 20100810-0063194. 4) CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847. 5) EASEMENT FOR SANITARY SEWER AND WATER MAINS, RECORDED IN BOOK 10131, PAGE 935 AND BOOK 10131, PAGE 939. 6) EASEMENT FOR SLOPE AND GRADING, RECORDED IN INSTRUMENT NO. 20041108-0134230. 7) DRAINAGE DETENTION, ACCESS ROAD AND SIGN AGREEMENT RECORDED IN BOOK 9237, PAGE 382. 8) SITE DEVELOPMENT AGREEMENT RECORDED IN BOOK 9237, PAGE 425. 9) RESERVE EASEMENT AND RESTRICTIONS AGREEMENT RECORDED IN BOOK 9237, PAGE 495. 10) RESTRICTIONS CONTAINED MEMORANDUM OF LEASE RECORDED IN BOOK 8246, PAGE 227 11) COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved (X) property, known as 119 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 15th day of June, 2012.

Gale Park, LLC

BY: _____
Andrew Baird, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of June 2012, before me personally appeared Andrew Baird, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executive Vice President of Gale Park, LLC, the within named bargainor, a limited liability company, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June 2012.

_____
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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