Record + Return To:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

G-GP-12-68

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LUKE A. ALGER	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
210 Copley Lane	901 Semmes Ave	118-6-D-68.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Luke A. Alger, unmarried, and Madeline C. Campbell, 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 No. 68, on the Plan of Gale Park Single-Family Homes, a Condominium, as established by the following instruments of record: the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, as amended in Instrument No. 20110311-0019706, as amended in Instrument No. 20120508-0039772, and further amended in Instrument No. 20120921-0086161, Register's Office for Davidson County; the Declaration of Gale Park Single-Family Owners, a Condominium of record in Instrument No. 20110224-0015356 (corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215), as amended in Instrument No. 20110311-0019705, as amended in Instrument No.. 20120508-0039773, and further amended in Instrument No. 20120921-0086162, Register's Office for Davidson County; and the Matters shown on the Amendment to Declaration as an exhibit of record in Instrument No. 20120508-0039773, Register's Office for Davidson County, to which plan 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 deed from Land Trust Corporation, a Tennessee Corporation, dated August 1, 2006, recorded August 9, 2006, of record in Instrument No. 20060809-0098186, Register's Office for Davidson County, Tennessee. The said L5 Development, LLC became Gale Park LLC by Articles of Amendment to Amended and Restated Articles of Organization of record in 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 AMENDED IN INSTRUMENT NO. 20120921-0086161 AND 20120921-0086162 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 2013 AND SUBSEQUENT YEARS.

This is
( ) **unimproved**
(X) **Improved**
property known as **210 Copley Lane Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20120084805 DEEDWARR
Recvd: 11/06/12 10:53 2 pgs
Fees: 13.00 Taxes: 1113.70

20121106-0102316

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 31st day of October, 2012.

Gale Park, LLC

BY: _____
Andrew Beaird, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31 day of October 2012, before me personally appeared Andrew Beaird, 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 31 day of October 2012.

_____
Notary Public

My Commission Expires: 5-20-14

RETURN TO:
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