BILL GARRETT, Davidson County
Trans:T20130001325 DEEDWARR
Recvd: 01/07/13 08:06 2 pgs
Fees:13.00 Taxes:997.15

20130107-0001524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-GP-12-77

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)
Adam Tracy **Wen Juan Zhang**	**F&M Bank**	
(NAME)	(NAME)	
318 Artisan Lane	50 Franklin Street	**118-6-D-77.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(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 **ADAM TRACY AND WEN JUAN ZHANG, HUSBAND AND WIFE,** 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 77, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NOS. 20110311-0019705 AND 20120508-0039773, REGISTERS 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 BY DEED FROM LAND TRUST CORPORATION, DATED AUGUST 1, 2006 AND OF RECORD AS INSTRUMENT NO. 20060809-0098186; IN THE REGISTER'S OFFICE FOR 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 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF GALE PARK OF RECORD IN INSTRUMENT NO. 20110208-0011108; DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015350 AMENDED IN INSTRUMENT NO. 20110311-0019706 AND 20120508-0039772 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356 AMENDED AT INSTRUMENT NO. 20110311-0019705 AND INSTRUMENT NO. 20120508-0039773 (SINGLE-FAMILY HOMES); AGREEMENT OF RECORD IN INSTRUMENT NO. 20100810-0063194; CHARTER OF THE HOA OF RECORD IN 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 382, BOOK 9237, PAGE 495; AGREEMENT OF RECORD IN BOOK 9237, PAGE 425 AND BOOK 8246, PAGE 227 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **318 Artisan 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 31st day of December, 2012.

Gale Park, LLC

BY: _____, Authorized Agent
Laura Mitchell, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2012, before me personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of Gale Park, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2012.

_____
Notary Public

My Commission Expires: 01/07/2012

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212