THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2013.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130034661 DEEDWARR
Recvd: 04/26/13 15:43 3 pgs
Fees:18.00 Taxes:943.50
20130426-0041917

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Ribeiro 314 Artisan Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-06-0-D-073.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Forrest H. Gates and Rebecca J. Gates, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Ribeiro and Vanessa Lidia Gates Ribeiro, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 73 of Gale Park Single-Family Homes, a Condominium, as described in Declaration of Gale Park Single-Family Homes, a Condominium of record in Instrument Number 20110224-0015356, as corrected by Scrivener's Affidavit in Instrument Number 20110531-0041215 and amended in Instrument Number 20110311-0019705, Instrument Number 20120508-0039773, Instrument Number 20120921-0086162 and Instrument Number 20130306-0022201, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to L5 Development, LLC, a Tennessee limited liability company by Warranty Deed from Land Trust Corporation, a Tennesse Corporation, of record in Instrument Number 20060809-0098186, Register's Office for Davidson County, Tennessee, dated August 1, 2006 and recorded on August 9, 2006; and

Being the same property conveyed to Forrest H. Gates and Rebecca J. Gates, husband and wife by Warranty Deed from Gale Park, LLC, of record at Instrument Number 20121105-0101412, Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on November 5, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Master Condominium of record in Instrument Number 20110224-0015350, as amended in Instrument Number 20110311-0019706, Instrument Number 20120508-0039772, Instrument Number 20120921-0086161 and Instrument Number 20130306-0022200, 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

Charter for Gale Park Owners' Association, Inc. of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Single-Family Homes, a Condominium of record in Instrument Number 20110224-0015356, as corrected by Scrivener's Affidavit in Instrument Number 20110531-0041215 and amended in Instrument Number 20110311-0019705, Instrument Number 20120508-0039773, Instrument Number 20120921-0086162 and Instrument Number 20130306-0022201, 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.

Charter for Gale Park Single Family Homeowners' Association, Inc. of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plat of Gale Park Single-Family Homes, a Condominium attached as Exhibit "B" to Amendment No. 4 to the Declaration of Condominium for Gale Park Single-Family Homes, a Condominium, of record as Instrument Number 20130306-0022201, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee.

Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for Davidson County, Tennessee.

Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for DavidsonCounty, Tennessee.

Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument Number 20000317-0027643, in the Register's Office for Davidson County, Tennessee.

Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.

Access easement of record in Book 5081, Page 499 and Book 2784, Page 394, in the Register's Office for Davidson County, Tennessee.

Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County, Tennessee.

Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.

Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.

Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.

Subject to provisions of the Tennessee Condominium Act of 2008, T.C.A. 66-27-201 through 507.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 314 Artisan Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2013.

Forrest H. Gates

Rebecca J. Gates

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Forrest H. Gates and Rebecca J. Gates, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014