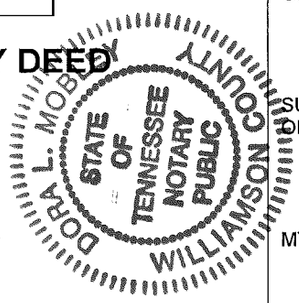
Davidson County DEEDWARR
Recvd: 08/07/13 15:56 3 pgs
Fees:18.00 Taxes:1328.30
20130807-0082997

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

G-VRES-13-137

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)
Michael Cash	New Owner	
(NAME)	(NAME)	**118-6-D-22.00 CO**
137 Gale Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **CALEB HEMMER AND WIFE, LORI B. HEMMER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL CASH, 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 22, GALE PARK SINGLE - FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION RECORDED AT INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705, CORRECTED AT INSTRUMENT NO. 20110531-0041215, AMENDED AT INSTRUMENT NOS. 20120508-0039773, 20120921-0086162 AND 20130306-0022201, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CALEB HEMMER AND WIFE, LORI B. HEMMER BY WARRANTY DEED FROM GALE, PARK, LLC, RECORDED ON THE 10TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110810-0061449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF GALE PARK, AS RECORDED IN INSTRUMENT NO. 20110208-0011108; DECLARATION RECORDED AT INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NO. 20110311-0019706, INSTRUMENT NO. 20120518-0039772, INSTRUMENT NO. 20120921-0086161, INSTRUMENT NO. 20130316-0022200 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705 CORRECTED IN INSTRUMENT NO. 20110531-0041215; AMENDED IN INSTRUMETN NO. 20120508-0039773, INSTRUMENT NO. 20120921-0086162 AND INSTRUMENT NO. 20130306-0022201(SINGLE-FAMILY HOMES). INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED AT INSTRUMENT NO. 20100810-0063194; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847; EASEMENT FOR SANITARY SEWER AND WATER MAINS, RECORDED IN BOOK 10131, PAGE 935 AND BOOK 10131, PAGE 939; 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; SITE DEVELOPMENT AGREEMENT RECORDED IN BOOK 9237, PAGE 425; RESERVE EASEMENT AND RESTRICTIONS AGREEMENT RECORDED IN BOOK 9237, PAGE 495; RESTRICTIONS CONTAINED MEMORANDUM OF LEASE RECORDED IN 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 **137 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 6th day of August, 2013.

Caleb Hemmer

Lori B. Hemmer

STATE OF Tennessee
COUNTY OF Davidson

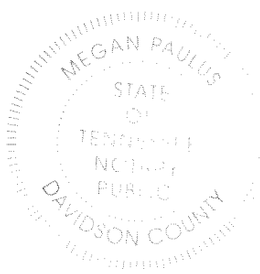
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caleb Hemmer and Lori B. Hemmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2013.

Notary Public

My Commission Expires: 1-9-18

(SEAL)



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

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY