Return to: Sawyer's Escrow Service, Inc.

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31431-09-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. Kim Sutter Affiant Subscribed and sworn to before me this 1st day of November, 2013. Anthony N. Greco Notary Public My Commission Expires: 10-18-16

BILL GARRETT, Davidson County
Trans: T20130094516 DEEDWARR
Recvd: 11/05/13 12:24 3 pgs
Fees: 18.00 Taxes: 1257.63

20131105-0114773

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Jamie Rathermel Christopher K. Rathermel 204 Copley Lane Nashville, TN 37204	**Send Tax Bills To:** Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 118 060 D 07400 CO

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, **George Trone Sawyer and wife, Catherine Sawyer** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jamie A. Rathermel and Christopher K. Rathermel, wife and husband** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 204 Copley Lane, Nashville, TN 37204.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of November, 2013.

George Trone Sawyer

Catherine Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George Trone Sawyer and Catherine Sawyer**, 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, at office, this 1st day of November, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public
My Commission Expires: 1/6/14

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 74, together with the appurtenant interest in the common elements of Gale Park Single Family Homes, a condominium, established by Declaration of record in Instrument No. 20110224-0015356, and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Declaration of record in Instrument No. 20120508-0039773, said Register's Office.

Being the same property conveyed to George Trone Sawyer and wife, Catherine Sawyer, by deed dated October 11, 2012, from Gale Park, LLC, of record in Instrument No. 20121017-0095196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 118 060 D 07400 CO.
2. Declaration of Covenants, Conditions and Restrictions for Gale Park Single Family Homes of record in Instrument No. 20110224-0015356, corrected in Instrument No. 20110531-0041215, and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Declaration of Covenants, Conditions and Restrictions for Gale Park Master Condominium, of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, and Instrument No. 20130306-0022200, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
4. Charter of Incorporation of Charter of Incorporation of Gale Park Owners Association, Inc. of record in Instrument No. 20110510-0035847, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Gale Park Single Family Homeowners Association, Inc. of record in Instrument No. 20110510-0035846, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20110208-0011108, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer and water mains of record in Book 10131, page 935, and Book 10131, page 939, Register's Office for Davidson County, Tennessee.
9. Easement for slope and grading of record in Instrument No. 20041108-0134230, Register's Office for Davidson County, Tennessee.
10. Drainage detention, access road and sign agreement of record in Book 9237, page 382, Register's Office for Davidson County, Tennessee.
11. Site Development Agreement of record in Book 9237, page 425, Register's Office for Davidson County, Tennessee.
12. Reserve Easement and Restrictions Agreement of record in Book 9237, page 495, Register's Office for Davidson County, Tennessee.
13. Interest of other parties, if any, contained in memorandum of lease recorded in Book 8246, page 227, Register's Office for Davidson County, Tennessee.