BILL GARRETT, Davidson County
Trans: T20130106400 DEEDWARR
Recvd: 12/23/13 10:36 2 pgs
Fees: 13.00 Taxes: 1091.50

20131223-0129143

WARRANTY DEED

G-VRES-13-104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry A. Fann	CB&S Bank	
104 Gale Park Lane	(NAME) PO Box 910	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Russellville, AL 35653	118-6-D-51.00CO
(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 HOWELL ARNOLD AND LINDSEY ARNOLD, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY A. FANN, MARRIED AND LEE ANDREW FANN, UNMARRIED AS TENANTS IN COMMON, 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 51, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NO. 20110311-0019705, CORRECTED AT INSTRUMENT NOS. 20110531-0041215, 20120508-0039773, 20120921-0086162 AND 20130306-0022201, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HOWELL ARNOLD AND LINDSEY ARNOLD, HUSBAND AND WIFE BY WARRANTY DEED FROM GALE PARK, LLC, RECORDED ON THE 21ST DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111221-0099639, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 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 NOS. 20110311-0019706, 20120508-0039772, 20120921-0086161 AND 20130306-0022200 (MASTER CONDOMINIUM) AND 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 (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; EASEMENTS OF RECORD IN BOOK 10131, PAGE 935, BOOK 10131, PAGE 939; INSTRUMENT NO. 20041108-0134230; AGREEMENT OF RECORD IN BOOK 9237, PAGE 382; AGREEMENT OF RECORD IN BOOK 9237, PAGE 425, AGREEMENT OF RECORD IN BOOK 9237, PAGE 495 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 104 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 16th day of December, 2013.

Howell Arnold by John Gleaves,
Attorney In Fact

Lindsey Arnold by John Gleaves,
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOWELL ARNOLD AND LINDSEY ARNOLD and who acknowledged he/she/they executed the same as the free act and deed of the said HOWELL ARNOLD AND LINDSEY ARNOLD.

Witness my hand and official seal, this the 16th day of December, 2013.

Notary Public
My Commission Expires:

(SEAL)

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

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903