# WARRANTY DEED

File #14022

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: . 11-6-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/28/14 15:47 2 pgs
Fees:13.00 Taxes:1183.63
**20140728-0067025**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Wyatt | Synovus Mortgage Corp | -118-06-0-D-006.00CO |
| (NAME) | (NAME) | |
| 105 Gale Park Lane | 2204 Lakeshore Dr. #305 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Birmingham, AL 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Rickey E. Cavender and wife, Deborah D. Cavender,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Wyatt, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6 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 the same property conveyed to Rickey E. Cavender and wife, Deborah D. Cavender by deed from Gale Park, LLC of record in Instrument No. 20120907-0081457, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 07, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (2) any and all applicable governmental and/or zoning regulations; (3) All matters shown on the Plan of record as Instrument Number 20110208-0011108; Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit 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; Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846; Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No. 20120921-0086161, Instrument No. 20130306-0022200; Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847; Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194; Slope & grading easement of record in Instrument Number 20041108-0134230; Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 20000317-0027643; Site development agreement of record in Book 9237, Page 425; Sewer easement of record in Book 3401, Page 167; Drainage easement of record in Book 4057, Page 236; Drainage, detention and sign easement of record in Book 9237, Page 382; Reserve easement and restriction agreement of record in Book 9237, Page 495; Sanitary sewer easement of record in Book 10131, Page 935; Water Main easement of record in Book 10131, Page 939; 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.

unimproved ☐
This is improved ☒ property, known as 105 Gale Park Lane, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24th day of July, 2014.

Rickey E. Cavender

Deborah D. Cavender

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rickey E. Cavender and Deborah D. Cavender the bargainor(s), 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 seal this 24th July, 2014

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE