BILL GARRETT, Davidson County
Trans:T20140065424 DEEDWARR
Recvd: 09/03/14 13:45 3 pgs
Fees:18.00 Taxes:1202.13
20140903-0080491

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES March 3, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $324,900.00. emily jones Affiant Subscribed and sworn to before me, this 27th day of August, 2014. Tracy Perry Notary Public My Commission Expires: 3-3-15

Address New Owner As Follows: Ellie A. Sights 206 Copley Lane Nashville, TN 37204	Send Tax Bills To: Acopia Home Loans 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	Map-Parcel Number: 118-06-0D-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heather O'Dell, married, f/k/a Heather B. Whaley,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ellie A. Sights, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 72, on the Horizontal Property Regime for Gale Park Single-Family Homes, a Condominium, as recorded in the Master Deed of record in Instrument No. 20110224-0015356, amended by Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Heather B. Whaley, a single woman, by deed from Gale Park, LLC, of record in Instrument No. 20121212-0114621, dated December 6, 2012,

said Register's Office. The said Heather B. Whaley has since married and is now known as Heather O'Dell.

Jason O'Dell joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Heather O'Dell.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110224-0015350, Instrument No. 20110224-0015356, which was corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215, and being amended by Instrument No. 20110311-0019705, Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120508-0039773, Instrument No. 20120921-0086161, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, Instrument No. 20131230-0130919, said Register's Office.

3. Matters shown on the Plan of record in Instrument No. 20110208-0011108, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20100810-0063194, said Register's Office.

5. Easement for Sanitary Sewer and Water Mains, recorded in Book 10131, page 935 and Book 10131, page 939, said Register's Office.

6. Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, page 382, said Register's Office.

7. Site Development Agreement recorded in Book 9237, page 425, said Register's Office.

8. Reserve Easement and Restrictions Agreement recorded in Book 9237, page 495, said Register's Office.

9. Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property known as: **206 Copley Lane, Nashville, TN 37204**.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of August, 2014.

Heather O'Dell

Heather O'Dell

Jason O'Dell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather O'Dell and Jason O'Dell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

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