WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150037266 DEEDWARR
Recvd: 05/13/15 15:06 2 pgs
Fees: 13.00 Taxes: 1294.63
20150513-0044100

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

R-VRES-15-131

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William K. Shackleford	Republic State Mortgage Co	
(NAME)	(NAME)	**118-06-0D-019.00-CO**
131 Gale Park Lane	275 Bissonett, Ste 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Houston, TX 77005	
(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, I/we **HOLLY ANN LITWINIUK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM K. SHACKLEFORD, AN UNMARRIED MAN,** 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 No. 19 of Gale Park Single Family Homes, a Condominium, as Described in Declaration of record in Instrument Number 20110224-0015356, amended in Instrument No. 20110311-0019705, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Holly Ann Litwiniuk, unmarried by Warranty deed from Gale Park, LLC of record in Instrument No. 20111114-0088875 Register's Office for Davidson County, Tennessee, dated November 11, 2011 and recorded on November 14, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- Horizontal Property Regime of Gale Park Single-Family Homes, a Condominium of record in Instrument Number 20110224-0015356, affidavit in Instrument Number 20110531-0041215 and amended in Instrument Number 20110311-0019705, Instrument Number 20110224-0015350, Instrument Number 20120508-0039773, Instrument Number 20110224-0015350 and amended in Instrument Number 20110311-0019706, and Instrument Number 20120508-0039772, Instrument Number 20120921-0086161, Instrument Number 20120921-0086162; Instrument Number 20130306-0022200, Instrument Number 20130306-0022201 and Instrument Number 20131230-0130919, Register's Office for Davidson County, Tennessee.
- 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.
- Charter for Gale Park Single Family Homes HOA of record in Instrument Number 20110510-0035846 and Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.
- Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for Davidson County, Tennessee.
- Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee.
- Reciprocal easement agreement of record in Book 9237, Page 452 amended in Inst # 20000317-0027643, in the Register's Office for Davidson County, Tennessee.
- Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.
- Access easement of record in Book 5081, Page 499 and Book 2784, Page 394, in the Register's Office for Davidson County, Tennessee.
- Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County,

Tennessee.
• Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.
• Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.
• Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **131 Gale Park Lane, Nashville, Tennessee 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(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 the 8th DAY OF MAY, 2015.

Holly Ann Litwiniuk by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 HOLLY ANN LITWINIUK, and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY ANN LITWINIUK.

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212