BILL GARRETT, Davidson County
Trans:T20150064707 DEEDWARR
Recvd: 08/05/15 09:24 2 pgs
Fees:13.00 Taxes:1480.00
20150805-0077690

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-15-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Emily Lineberger	**F&M Bank**	
(NAME) **210 Copley Ln**	(NAME) **50 Franklin Street**	**118-06-0D-068.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Clarksville, TN 37040**	
(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 **LUKE A. ALGER AND WIFE, MADELINE C. ALGER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY LINEBERGER, A SINGLE WOMAN,** 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. 68, on the Plan of Gale Park Single-Family Homes, a Condominium, as established by the following instruments of record: the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, as amended in Instrument No. 20110311-0019706, as amended in Instrument No. 20120508-0039772, and further amended in Instrument No. 20120921-0086161, Register's Office for Davidson County; the Declaration of Gale Park Single-Family Owners, a Condominium of record in Instrument No. 20110224-0015356 (corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215), as amended in Instrument No. 20110311-0019705, as amended in Instrument No. 20120508-0039773, and further amended in Instrument No. 20120921-0086162, Register's Office for Davidson County; and the Matters shown on the Amendment to Declaration as an exhibit of record in Instrument No. 20120508-0039773, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luke A. Alger and wife, Madeline C. Alger by Quitclaim deed from Luke A. Alger and Madeline C. Alger, formerly known as Madeline C. Campbell of record in Instrument No. 20150129-0008418 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 29, 2015.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gale Park Single Family Homes, a Condominium of record in Instrument Number 20110224-0015356, affidavit recorded 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.
- Charter for Gale Park Single Family Homes HOA of record in Instrument Number 20110510-0035846, in the Register's Office for DavidsonCounty, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gale Park Master Condominium of record in Instrument Number 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772 Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919, Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Owners' Association, Inc. of record in 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 DavidsonCounty, Tennessee.
- Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for DavidsonCounty, Tennessee.
- Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 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, 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.
- 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.
- Restrictions contained Memorandum of Lease of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20121106-0102316 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: **210 Copley Ln, 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 3rd DAY OF AUGUST, 2015.

Luke A. Alger

Madeline C. Alger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE A. ALGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADELINE C. ALGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2015.

Notary Public
My Commission Expires: 03/08/2015
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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