Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104467 DEEDWARR
Recvd: 12/10/15 12:58 2 pgs
Fees:13.00 Taxes:1295.00
20151210-0124409

File No.: ALW-15-216-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Webb and Maria Azpurua	New Owner	118060D06200CO
(NAME)	(NAME)	
216 COPLEY LN		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3246		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL HERMAN AND GABRIELLA MARTELINO N/K/A GABRIELLA HERMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHANDLER WEBB AND MARIA AZPURUA, HUSBAND AND WIFE**, 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 62, Gale Park Single Family Homes, a condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022200 and Instrument No. 20130306-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to L5 Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Land Trust Corporation, a Tennessee Corporation, recorded on the 9th day of August, 2006 in Instrument No. 20060809-0098186, in the Register's Office of Davidson County, Tennessee. L5 Development, LLC having changed its name to Gale Park, LLC by Articles of Amendment of record as Instrument No. 20071102-0129796, said Register's Office.

Being the same property conveyed to Michael Herman and Gabriella Martelino, husband and wife by Warranty Deed from Gale Park, LLC, recorded on the 16th day of July, 2013 in Instrument No. 20130716-0073429, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 216 COPLEY LN, Nashville, TN 37204-3246

(House Number) (Street) (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 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 7th day of December, 2015.

Michael Herman

Gabriella Martelino N/K/A Gabriella Herman
Gabriella Martelino N/K/A GABRIELLA ~~M.~~ HERMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Herman and Gabriella Martelino N/K/A GABRIELLA ~~M.~~ HERMAN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH

(615)515-7171