BILL GARRETT, Davidson County
Trans:T20160021221 DEEDWARR
Recvd: 03/15/16 13:33 2 pgs
Fees:13.00 Taxes:1289.45
20160315-0024589

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $348,500.00.

Affiant

Subscribed and sworn to before me as of the 14th day of March, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Brenna Newport 119 Gale Park Lane Nashville, TN 37204	SAME	118-06-0D-013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Sara Spence (also known as Sara Danielle Spence), unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Brenna G. Newport, an unmarried woman,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 13 of Gale Park Single-Family Homes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Gale Park Single Family Homes, a Condominium of record in Instrument Number 20110224-0015356 and amended in Instrument No. 20110311-0019705, and Instrument No. 20120508-0039773, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sara Spence, unmarried by Warranty deed from Gale Park, LLC of record in Instrument No. 20120620-0054038 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 20, 2012. Being also known as 119 Gale Park Lane Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant 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, except as stated herein as follows:

1. Taxes for the year 2016 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108 and 20041105-0133682, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110224-0015356, affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20110224-0015350 and amended in Instrument No. 20110311-0019706, and Instrument No. 20120508-0039772, Instrument No. 20120921-0086162, Instrument No. 20131230-0130919, Instrument No. 20130306-0022201, Instrument No. 20130306-0022200 and Instrument No. 20120921-0086161, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. 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.

5. 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.

6. Restrictions Contained Memorandum of Lease of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.

7. Restrictions of record in Book 8124, Page 488 and Book 9237, Page 354, in the Register's Office for Davidson County, Tennessee.

8. Restrictions of record as Instrument Number 20060809-0098186 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

10. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

11. Subject to rights of others in and to the common areas and/or elements.

12. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the 14th day of March, 2016.

Sara Danielle Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Sara Danielle Spence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of March, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017