BILL GARRETT, Davidson County
Trans:T20160040792 DEEDWARR
Recvd: 05/16/16 14:20 2 pgs
Fees:13.00 Taxes:1554.00
20160516-0048698

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

CRT File No. 16047436

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2016.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reba Maglin Halsey and David W. Nichols 124 Gale Park Ln Nashville TN 37204-2961	Synovus Bank 2204 Lakeshore Dr. Ste 325 Birmingham AL 35209	Tax Parcel ID No. 118-06-0D-048.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paolo Matthew Fonda and Heather Elizabeth Fonda, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reba Maglin Halsey and David W. Nichols, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 48 of Gale Park Single-Family Homes, a condominium, 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 Declaration establishing Gale Park Single-Family Homes of record in Instrument Number 20110224-0015356, amended in Instrument No. 20110311-0019705, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Paolo Matthew Fonda and Heather Elizabeth Fonda, husband and wife by Warranty deed from Gale Park, LLC of record in Instrument No. 20110810-0061460 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 10, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, 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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Gale Park Single Family Homes, a Condominium of record in Instrument Number 20110224-0015356, Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions,

options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Gale Park Master Condominium of record in Instrument Number 20110224-0015350, Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200, Instrument No. 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 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 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.

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

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

This is improved property located at 124 Gale Park Lane Nashville TN 37204-2961.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2016.

Paolo Matthew Fonda

Heather Elizabeth Fonda

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paolo Matthew Fonda and Heather Elizabeth Fonda, 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 13th day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018