BILL GARRETT, Davidson County
Trans:T20170051947 DEEDWARR
Recvd: 06/19/17 09:50 2 pgs
Fees:13.00 Taxes:1561.40

20170619-0061030

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $422,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June 2017.

Notary Public

My commission expires: 8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mairo Lami Diolombi	New owner	**118060D04200CO**
130 Gale Park Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christina Casselman and Austin Casselman, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mairo Lami Diolombi, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 42, on the Plan of Horizontal Property Regime for Gale Park Single-Family Homes, a Condominium, as established by the Declaration of record in Instrument No. 20110224-0015356, amended by Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Christina Casselman and Austin Casselman, by Warranty Deed from Christopher Joel Hysmith, married, dated May 28, 2015, of record in Instrument No. 20150602-0050990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Declaration recorded at Instrument No. 20110224-0015350, amended at Instrument No. 20110311-0019706, Instrument No. 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, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20110208-0011108 and in Book 8246, Page 227, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100810-0063194, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20110510-0035846, and Instrument No. 20110510-0035847, Register's Office for Davidson County, Tennessee.

Easements of record in Book 10131, page 935, Book 10131, page 939, Instrument No. 20041108-0134230, Book 9237, page 495, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 130 Gale Park Lane, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 14th day of June 2017.

Christina Casselman

Austin Casselman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Christina Casselman and Austin Casselman, the within named Grantor(s), 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, at office, this 14th day of June 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON