BILL GARRETT, Davidson County
Trans: T20170053515 DEEDWARR
Recvd: 06/22/17 10:46 2 pgs
Fees: 13.00 Taxes: 1509.60

20170622-0062897

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $408,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2017. Notary Public My commission expires:

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William D. Butrico Casey E. Butrico	Same As owner	
103 Gale Park Lane		118-06-0D-005.00-CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GERALD S. CASTLE, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. BUTRICO AND KELLEY C. BUTRICO, HUSBAND AND WIFE, AND CASEY E. BUTRICO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5, Gale Park Single Family Homes, a Condominium, Phase I, a Condominium development 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, under the Master Deed Establishing Gale Park Single Family Homes, a Condominium, of Record in Instrument No. 20110224-0015356, affidavit in Instrument Number 20110531-0041215, amended in Instrument Number 20110311-0019705, Instrument Number 20120508-0039773, Instrument Number 20120921-0086162 and Instrument Number 20130306-0022201, 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 exhibit "B" to said Master deed; together with a Percentage Interest in the Common Elements and voting percentage as set forth in Exhibit "C" to said Master deed.

Being the same property conveyed to Gerald S. Castle, Jr., an unmarried man by Warranty deed from Gale Park, LLC f/k/a L5 Development, LLC a Tennessee limited liability company of record in Instrument No. 20120210-0012229 Register's Office for Davidson County, Tennessee, dated February 9, 2012 and recorded on February 10, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 103 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2017.

Gerald S. Castle, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerald S. Castle, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018