WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFF

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans: T20170057560 DEEDWARR
Recvd: 07/06/17 10:28 2 pgs
Fees: 13.00 Taxes: 1535.50
20170706-0067832

G-VRES-17-143

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick D. Sells	new owner	
(NAME)	(NAME)	**118-06-0D-024.00-CO**
143 Gale Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **CLIFFORD J. RONNING AND WIFE, IVANA RONNING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK D. SELLS, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 24, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument NO. 20110311-0019705, corrected in Instrument No. 20110531-0041215 and further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for said county, to which reference is hereby made for a more complete description

Being the same property conveyed to Clifford J. Ronning and wife, Ivana Ronning, as Tenants in Common with the Rights of Survivorship by Warranty deed from Gale Park, LLC of record in Instrument No. 20131212-0125791 Register's Office for Davidson County, Tennessee, dated December 06, 2013 and recorded on December 12, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- 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, 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.
- 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, amended in Instrument Number 20110311-0019706, Instrument Number 20120508-0039772, Instrument Number 20120921-0086161, and Instrument Number 20130306-0022200, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- Charter for Gale Park Single Family Homes HOA of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Owners' Association, Inc. of record in 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, 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.
- Restrictions of record in Book 10184, Page 201, Book 10184, Page 857, Book 10184, Page 657, and Book 8124, Page 488, Book 9237, Page 354, in the Register's Office for Davidson County, Tennessee.
- Restrictions Contained Memorandum of Lease of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **143 Gale Park Lane , Nashville, Tennessee 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), 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 the 30th DAY OF JUNE, 2017.

Clifford J. Ronning

Ivana Ronning

STATE OF Province British Columbia

COUNTY OF City Burnaby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFFORD J. RONNING, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of June, 2017.

Notary Public
My Commission Expires: Permanent
(SEAL)

AMIN SAVJI
NOTARY PUBLIC
328 GILMORE AVENUE
BURNABY, BC, CANADA V5C 4R1
604-294-3155
PERMANENT COMMISSION

STATE OF Province British Columbia

COUNTY OF City Burnaby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IVANA RONNING, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of June, 2017.

Notary Public
My Commission Expires: Permanent
(SEAL)

AMIN SAVJI
NOTARY PUBLIC
328 GILMORE AVENUE
BURNABY, BC, CANADA V5C 4R1
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212