WARRANTY DEED

Bill Garrett Davidson County
Batch# 55954 DEEDWARR
02/06/2018 02:55:25 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20180206-0012075

G-P-18-320

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Katherine C. Stauffer and Katherine Anne Stauffer	new owner	
(NAME)	(NAME)	**118-6-D-79.00CO**
320 Artisan 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, **TRACI D. WALKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE C. STAUFFER, UNMARRIED AND KATHERINE ANNE STAUFFER, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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. 79, Gale Park Single Family Homes, A Condominium, as described in the Declaration of record in Instrument No. 20110224-0015356, amended in Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 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 Traci D. Walker, unmarried, by Warranty Deed from Cambrey Little and Corey Little, wife and husband, recorded March 14, 2016 in Instrument No. 20160314-0023861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20110208-0011108 and 20041105-0133682.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20110224-0015350, 20110224-0015356, amended at Instrument Nos. 20110311-0019705, 20110311-0019706, 20120508-0039772, 20120508-0039773, 20120921-0086161, 20120921-0086162, 20130306-0022200, 20130306-0022201 and 20131230-0130919, Affidavit recorded at Instrument No. 20110513-0041215 and Restrictions recorded in Book 8124, Page 488 and Book 9237, Page 354 and contained in Memorandum of Lease recorded in Book 8246, Page 227.
- Charter of Gale Park Single Family Homeowners Association, Inc. recorded at Instrument No. 20110510-0035846.
- Easement for Sanitary Sewer and Water Mains, recorded in Book 10131, Page 935 and Book 10131, Page 939.
- Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230.
- Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20100810-0063194.
- Charter of Gale Park Owners Association recorded at Instrument No. 20110510-0035847.
- Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, Page 382.
- Site Development Agreement as set forth in instrument recorded in Book 9237, Page 425.
- Reserve Easement and Restrictions Agreement recorded in Book 9237, Page 495
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Artisan 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 2nd DAY OF FEBRUARY, 2018.

Traci D. Walker

STATE OF Colorado
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACI D. WALKER, 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 2nd of February, 2018.

Notary Public
My Commission Expires: August 2, 2020
(SEAL)

MEGAN BRENNAN KATZMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164029219
MY COMMISSION EXPIRES AUGUST 2, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212