Bill Garrett Davidson County
Batch# 76888 DEEDWARR
04/06/2018 11:26:49 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20180406-0032476

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

KGM
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2018.

VAnderson
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica R. Burke	New Owner	**118-06-0-D-012.00co**
117 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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marette Beziat Wood, a married woman fka Marette Beziat

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

Jessica R. Burke, a single 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. 12, 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. Reference is hereby made to the Plan of Gale Park Single Family Homes, A Condominium, for Placement of Units, as shown on Exhibit "B" on Amendment No. 4 to the Declaration of record in Instrument No. 20130306-0022201, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Marette Beziat, unmarried by Deed dated October 17, 2014, from Deborah S. Smith, unmarried of record in Instrument No. 20141021-0097087, Register's Office for Davidson County, Tennessee. Marette Beziat has since married and is n/k/a Marette Beziat Wood.

Stephen Shane Wood, spouse of the above named Marette Beziat Wood, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "B" of Amendment No. 4 to the Declaration as shown in Instrument No. 20130306-0022201, said Register's Office, and is subject to all matters as set forth therein.**

2) **Declaration of Gale Park Single-Family Homes, a Condominium, 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, in Instrument No. 20120921-0086162, and in Instrument No. 20130306-0022201, all in the Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, charges and lien, contained in an instrument of record as Book 10184, Page 201, and as amended in Book 10184, Page 657, and in Book 10184, Page 857, said Register's Office.**

4) **Cancellation of Easements and Restrictions of record in Book 9237, Page 354, said Register's Office.**

5) **Drainage, Detention, Access Road and Sign Agreement of record in Book 9237, Page 382, said Register's Office.**

6) **Site Development Agreement of record in Book 9237, Page 425, said Register's Office.**

7) **Reciprocal Easement Agreement of record in Book 9237, Page 452, and as amended in Instrument No. 20000317-0027643, said Register's Office.**

8) **Reserve Easement and Restrictions Agreement of record in Book 9237, Page 495, said Register's Office.**

9) **Slope and Grading Easement of record in Instrument No. 20041108-0134230, said Register's Office.**

10) **Deeds of conveyances for sewer and water mains as of record in Book 10131, Page 935, and in Book 10131, Page 939, said Register's Office.**

11) **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100810-0063194, said Register's Office.**

12) **All matters shown on the Boundary Plat of record in Instrument No. 20110208-0011108, said Register's Office.**

13) **Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, in Instrument No. 20120508-0039772, in Instrument No. 20120921-0086161, in Instrument No. 20130306-0022200, and in Instrument No. 20131230-0130919, said Register's Office.**

14) **Charter of Gale Park Owner's Association, Inc., of record in Instrument No. 20110510-0035847, Register's Office for Davidson County, Tennessee.**

15) **Charter of Gale Park Single-Family Homeowners Association, Inc., of record in Instrument No. 20110510-0035846, Register's Office for Davidson County, Tennessee.**

16) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 117 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 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 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 **3rd** day of **April, 2018.**

Marette Beziat Wood
Marette Beziat Wood

Stephen Shane Wood
Stephen Shane Wood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marette Beziat Wood and Stephen Shane Wood,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **April, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21