Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

39-B
File #18-1157

Bill Garrett Davidson County
Batch# 95660 DEEDWARR
05/23/2018 09:03:53 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20180523-0049215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia Graham Manning now known as Virginia Graham Bratton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Bahr, a single person and Rodney T. Bahr, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 50, Gale Park Single Family Homes, a condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Graham Manning by deed from Gale Park, LLC, dated November 10, 2011, of record in Instrument No. 20111121-009111, Register's Office for Davidson County, Tennessee. Virginia Graham Manning is now known as Virginia Graham Bratton and is married to William David Bratton. William David Bratton joins in this conveyance to convey any and all interest, including marital interest, in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 106 Gale Park Lane, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of May, 2018.

Virginia Graham Bratton

William David Bratton

State of Tennessee)
County of Davidson)

On this 18th day of May, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Virginia Graham Bratton and William David Bratton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 382,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of May, 2018.

Notary Public

My Commission Expires: _____

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

NEW OWNER:
Emily Bahr
106 Gale Park Lane
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
118-06-0D-050.00