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

Bill Garrett Davidson County
Batch# 96721 DEEDWARR
05/25/2018 08:48:46 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20180525-0050109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Natalie Carmen Gonnella	Natalie Carmen Gonnella	118 06 0D 073.00
(NAME)	(NAME)	
314 Artisan Lane	314 Artisan Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Three Thousand And No/100 Dollars ($393,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Douglas Ribeiro and Vanessa Lidia Gates Ribeiro, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Natalie Carmen Gonnella***, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 73 of Gale Park Single-Family Homes, a Condominium, as described in Declaration of Gale Park Single-Family Homes, a Condominium of record in Instrument Number 20110224-0015356, as corrected by Scrivener's Affidavit in Instrument Number 20110531-0041215 and 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 to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Douglas Ribeiro and Vanessa Lidia Gates Ribeiro, husband and wife by Warranty Deed from Forrest H. Gates and Rebecca J. Gates, husband and wife dated April 23, 2013 and recorded April 26, 2013 as Instrument No. 20130426-0041917, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 314 Artisan 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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 14 day of May, 2018

Douglas Ribeiro

Vanessa Lidia Gates Ribeiro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Douglas Ribeiro and Vanessa Lidia Gates Ribeiro, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: GRN-183718SSO