RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Bill Garrett Davidson County Batch# 112517 DEEDWARR 07/03/2018 03:24:30 PM 5 pgs Fees: $28.00 Taxes: $1,535.50 20180703-0064726	The actual consideration for this transfer or value of property transferred (whichever is greater) is $415,000.00. Affiant Sworn to and subscribed before me this 2nd day of July, 2018. Notary Public My Commission Expires: 5/25/2022 (SEAL) VALERIE M WEBB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2022
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Stephen C. Petrovich and Emilie Petrovich 9013 Brentmeade Blvd. Brentwood, TN 37027-3702	New Owner(s)	118 06 0D 075.00 CO

This Indenture is made on the 29th day of June, 2018, by and between **MOLLY E. KATZ, AN UNMARRIED WOMAN** ("Grantor"), and **STEPHEN C. PETROVICH and EMILIE PETROVICH, husband and wife** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 75, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument Number 20110224-0015356, amended in Instrument Number 20110311-0019705, Instrument No. 20120508-0039773, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly E. Katz, unmarried, by Warranty Deed from Gale Park, LLC of record in Instrument No. 20121105-0101399, Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 05, 2012.

This is improved property known as 316 Artisan Ln, Nashville, TN 37204-3400.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, Register's Office of Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee.

6. Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-00130919, Register's Office for Davidson County, Tennessee.

8. Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.

9. Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for DavidsonCounty, Tennessee.

10. Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee.

11. 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.

12. Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.

13. Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.

14. Access easement of record in Book 5081, Page 499 and Book 2784, page 394, in the Register's Office for Davidson County, Tennessee.

15. Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County, Tennessee.

16. Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.

17. Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.

18. Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.

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19. Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.

20. Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee.

21. Easement of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.

22. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

23. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

[Signature page follows; the remainder of this page intentionally left blank]

201807030064726

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the ~~2nd~~ 29th day of ~~July,~~ June 2018.

MEK MEK

GRANTOR:

Molly E. Katz

Molly E. Katz

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MOLLY E. KATZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

RYAN GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-21-2019