WARRANTY DEED

Bill Garrett Davidson County
Batch# 114895 DEEDWARR
07/11/2018 02:58:48 PM 2 pgs
Fees: $13.00 Taxes: $1,938.80

20180711-0067160

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

A-BR-18-6304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Suzanne Gale	**Mortgage Investors Group**	
(NAME)	(NAME)	**172-10-0B-157.00-CO**
6304 Palomar Court	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37923**	
(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, **CORY JOHN WILLMS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUZANNE GALE, A SINGLE WOMAN,** 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 Lot No. 49 on the Plan of Final Plat of Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory John Willms, a single man by Warranty deed from Carlos Pol, married of record in Instrument No. 20161202-0126506 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 02, 2016.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20060316-0030458, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 5200, Page 306, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 5708, page 670 and Book 8379, page 307, in the Register' s Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 19991221-0305559 as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266 Register's Office for Davidson County, Tennessee.
- Charter for Christiansted Valley of record in Instrument No. 19991221-0305560 and Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.
- Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11628, page 8 and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.
- Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 201510010099630, in the Register's Office for Davidson County, Tennessee.
- Rules & Regulations of record in Instrument Number 20170602-0055138, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6304 Palomar Court, Nashville, Tennessee 37211**.

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 9 DAY OF JULY, 2018.

Cory John Willms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORY JOHN WILLMS, 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 10th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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