WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$373,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2019.

Notary Public

My commission expires:_____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 196093 **DEEDWARR**
02/19/2019 08:50:51 AM 2 pgs
Fees: $13.00 Taxes: $1,380.10

20190219-0014456

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
Taylor Winkler	New Owner	**Map 118-06-0-D Parcel 018.00co**
129 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,

Matthew N. Runner, a married man

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

Taylor M. Winkler, unmarried, and Shelton Brewer, unmarried, as joint tenants with rights of survivorship

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 18, 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 description.

Being the same property conveyed to Matthew N. Runner, a single man, by Deed dated March 27, 2015 from Wynne Comer White, married, of record in Instrument No. 20150402-0028744, Register's Office for Davidson County, Tennessee.

Mary Caroline Colpoys, spouse of the above named Matthew N. Runner, joins in this conveyance for the purpose of releasing any and all rights she 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 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 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, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200, and 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 Homeowner's 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 herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **129 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 **14th** day of **February, 2019.**

Matthew N. Runner

Mary Caroline Colpoys

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew N. Runner and Mary Caroline Colpoys,** 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 **14th** day of **February, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY