Karen Johnson Davidson County
Batch# 199358 DEEDWARR
02/26/2019 12:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20190226-0017377

This instrument was prepared by:
Marcy Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

From: TREVECCA NAZARENE UNIVERSITY, a Tennessee nonprofit corporation, Grantor

Map-Parcel Numbers:
106-05-0-A-027-00-CO

To: TODD GARY AND WIFE FRANCES GARY, individuals of the State of Tennessee, Grantee

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Address New Owner(s) as follows:

Todd Gary and Frances Gary
84 A Nance Lane
Nashville, TN 37210

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Todd Gary and Frances Gary
84 A Nance Lane
Nashville, TN 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00).

Todd Gary
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of February, 2019.

JESSICA R. MAYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20

FOR AND IN CONSIDERATION OF the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), the receipt and sufficiency of which are hereby acknowledged,

TREVECCA NAZARENE UNIVERSITY, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Todd Gary and wife, Frances Gary, individuals of the State of Tennessee ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 84 A Nance Lane in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on following page]

Witness my hand this 22nd day of February, 2019.

GRANTOR:

TREVECCA NAZARENE UNIVERSITY,
a Tennessee nonprofit corporation

By: _____
David B. Caldwell,
EVP Finance and Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David B. Caldwell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **EVP Finance and Administration** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of February, 2019.

_____
Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 27 of Walden Village, together with the appurtenant interest in Common Elements and Limited Common Elements, as established by the Declaration of Covenants, Conditions, and Restrictions For Walden Village, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20151204-0122320, as amended by Scrivener's Affidavit of record in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration, as further amended by Scrivener's Affidavit of record as Instrument no. 20160201-0009720, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trevecca Nazarene University by deed from Parkside Builders, LLC of record in Instrument No. 20160728-0078067, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 106-05-0A-027.00-CO.

2. Matters shown on the Plan of record in Instrument No. 20151125-0119517, said Register's Office.

3. Covenants, conditions, liens, easements and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151204-0122320, as corrected in Scrivener's Affidavit of record in Instrument No. 20151207-0123161, as corrected in Scrivener's Affidavit of record in Instrument No. 20151211-0124902, as corrected in Scrivener's Affidavit of record in Instrument No. 20160201-0009720, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150922-0096385, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081, said Register's Office.

6. Development Agreement and Grant of Easements of record in Instrument No. 20160613-0059353, said Register's Office.

7. Restrictive Covenants as set out in the Installment Deed of record in Book 1518, page 568, said Register's Office.

8. Restrictive Covenants as set out in the Installment Deed of record in Book 1553, page 435, said Register's Office.

9. Easement as set out in the Declaration to Close Street of record in Book 1515, page 444, said Register's Office.