WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 28 DAY OF May, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/27/2021

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS: Claude Earl Fox III, Trustee	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 118060D04500CO
(NAME) 205 Copley Lane	(NAME)	
(ADDRESS) Nashville, TN 37011	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 24th day of May, 2019, by and between **Cooper Barth and Bethanie Barth, husband and wife,** party of the first part and **Claude Earl Fox, III, Trustee of the Claude Earl Fox, III Revocable Trust dated August 15, 2002,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit 45, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, in the Register's office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Cooper Barth and Bethanie Barth, husband and wife by warranty Deed from Adam T. Bickell and wife, Cynthia Bickell, dated April 20, 2017 and recorded April 24, 2017 of record in Instrument No. 201704240039875, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 205 Copley Lane, Nashville, TN 37011

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 236086 DEEDWARR
05/29/2019 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20190529-0050871

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 363109

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Cooper Barth
COOPER BARTH

Bethanie Barth
BETHANIE BARTH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named COOPER BARTH, 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 at office this 28 day of February, 2019.

Commission expires:

Matthew Harding
Matthew Harding Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BETHANIE BARTH, 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 at office this 28 day of February, 2019.

Commission expires:

Matthew Harding
Matthew Harding Notary Public

EXHIBIT B

All matters shown on the plat of record in Insturment No. 201102080011108, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201102240015350and Amended as Instrument No. 201103110019706, 201205080039772, 201209210086161 and 201312300130919, in the Register's office, Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin..

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201102240015356 and Affidavit recorded as Instrument No. 201105310041215 and Amended recorded as 201103110019705, 201205080039773, 201209210086162 and 201303060022201, in the Register's office, Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement recorded in Book 10131, Page 935 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 10131, Page 939 in the Register's Office of Davidson County, Tennessee.

Slope and Grading Easement recorded as 200411080134230 in the Register's Office of Davidson County, Tennessee.

Drainage, Detention, Access Road, and Sign Agreement, including terms and conditions thereof as recorded as Book 9237, Page 382, in the Register's office, Davidson County, Tennessee.

Site Development Agreement, including terms and conditions thereof as recorded as Book 9237, Page 425, in the Register's office, Davidson County, Tennessee.

Reserve Easement and Restrictions Agreement, including terms and conditions thereof as recorded as Book 9237, Page 495, in the Register's office, Davidson County, Tennessee.

Inspection and Maintenance Agreement, including terms and conditions thereof as recorded in Instrument No. 201008100063194, in the Register's office, Davidson County, Tennessee.

Memorandum of Lease recorded as Book 8246, Page 227, in the Register's office, Davidson County, Tennessee, in the Register's office, Davidson County, Tennessee.

Charter of Gale Park Single-Family Homeowners Association, Inc. recorded as Instrument No. 201105100035846, in the Register's office, Davidson County, Tennessee.

Charter of Gale Park Owners' Association, Inc. recorded as Instrument No. 201105100035847, in the Register's office, Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

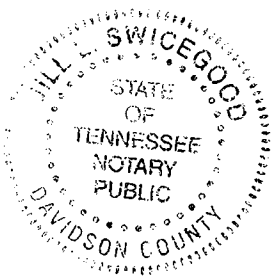
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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