WARRANTY DEED

File #19216

Karen Johnson Davidson County
Batch# 239564 DEEDWARR
06/06/2019 08:49:50 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20190606-0054033

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Heather L Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2019.

Kim Perry
Notary Public

MY COMMISSION EXPIRES: 3/2/21
(AFFIX SEAL)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Gurel	Ameris Bank	109-05-0D-112.00-CO
(NAME)	(NAME)	
1816 Lincoya Bay Drive	112 S Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Haley Schaafsma, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Gurel and Julie Gurel, Co-Trustees of the GF Joint Revocable Living Trust, dated June 16, 2016,** HEREINAFTER CALLED THE GRANTEE, 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 No. 1816 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and Second Supplementary Declarations in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Second Supplementary Declaration of Covenants of record in Instrument No. 20050923-0114373 for a more complete identification and description of said units.

Being the same property conveyed to Haley Schaafsma, a single woman, by Warranty deed from Diane L. Flagg, unmarried of record in Instrument No. 20180516-0046907 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1816 Lincoya Bay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

19-5345

Witness my hand this 30th day of May, 2019.

Haley Schaafsma

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Haley Schaafsma**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027