WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

SEAN MIDDLESTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-07-2019

R-VRES-19-119

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)
Sara C. Williams	New Owner	
(NAME)	(NAME)	**118-06-0D-013.00-CO**
119 Gale Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRENNA G. KULBABA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA C. WILLIAMS, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 13 of Gale Park Single-Family Homes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Gale Park Single Family Homes, a Condominium of record in Instrument Number 20110224-0015356 and amended in Instrument No. 20110311-0019705, and Instrument No. 201205080-0039773, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Brenna G. Newport, an unmarried woman by Warranty deed from Sara Spence (also known as Sara Danielle Spence), unmarried of record in Instrument No. 20160315-0024589 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 15, 2016.

The said Brenna G. Newport having since married and now being known as Brenna G. Kulbaba.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20041105-0133682 and 20110208-0011108, said Register's Office.
- Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, said Register's Office.
- Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, said Register's Office.
- Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, said Register's Office.
- Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-00130919, said Register's Office.
- Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847, said Register's Office.
- Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, said Register's Office.
- Slope & grading easement of record in Instrument Number 20041108-0134230, said Register's Office.

Karen Johnson Davidson County
Batch# 274186 DEEDWARR
08/20/2019 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190820-0083565

201908200083565

- Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 20000317-0027643, said Register's Office.
- Site development agreement of record in Book 9237, Page 425, said Register's Office.
- Sewer easement of record in Book 3401, Page 167, said Register's Office.
- Access easement of record in Book 5081, Page 499 and Book 2784, page 394, said Register's Office.
- Drainage easement of record in Book 4057, Page 236, said Register's Office.
- Drainage, detention and sign easement of record in Book 9237, Page 382, said Register's Office.
- Reserve easement and restriction agreement of record in Book 9237, Page 495, said Register's Office.
- Sanitary sewer easement of record in Book 10131, Page 935, said Register's Office.
- Water Main easement of record in Book 10131, Page 939, said Register's Office.
- Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, said Register's Office.
- Easement of record in Book 8246, Page 227, said Register's Office.
- Restrictions of record in Book 8124, Page 488 and Book 9237, Page 354, said Register's Office.
- Restrictions of record as Instrument Number 20060809-0098186, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Gale Park Lane, Nashville, Tennessee 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 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 16th DAY OF AUGUST, 2019.

Brenna G. Kulbaba

Peter Kulbaba

Peter Kulbaba, spouse of Brenna G. Kulbaba, hereby joins in this conveyance and does transfer and convey any and all marital interest Peter Kulbaba may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENNA G. KULBABA, 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 16th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER KULBABA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021