WARRANTY DEED

Karen Johnson Davidson County
Batch# 278752 DEEDWARR
09/03/2019 12:55:38 PM 2 pgs
Fees: $13.00 Taxes: $1,709.40

20190903-0088522

G-P-19-210

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Rashmi Wood		
(NAME)	(NAME)	
210 Copley Lane	NEW OWNER	**118-06-0D-068.00-CO**
(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, **EMILY LINEBERGER SCHAAF, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RASHMI WOOD, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 68, on the Plan of Gale Park Single-Family Homes, a Condominium, as established by the following instruments of record: the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, as amended in Instrument No. 20110311-0019706, as amended in Instrument No. 20120508-0039772, and further amended in Instrument No. 20120921-0086161, and Instrument No. 20130306-0022201 Register's Of\u64257?ce for Davidson County; the Declaration of Gale Park Single-Family Owners, a Condominium of record in Instrument No. 20110224-0015356 (corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215), as amended in Instrument No. 20110311-0019705, as amended in Instrument No. 20120508-0039773, and further amended in Instrument No. 20120921-0086162, Register's Office for Davidson County; and the Matters shown on the Amendment to Declaration as an exhibit of record in Instrument No. 20120508-0039773, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Lineberger, a single woman by Warranty deed from Luke A. Alger and wife, Madeline C. Alger of record in Instrument No. 20150805-0077690 Register's Office for Davidson County, Tennessee, dated August 03, 2015 and recorded on August 05, 2015.

Emily Lineberger having since married and is now known as Emily Lineberger Schaaf. The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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, Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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. 20130306-0022201 and Instrument No. 20131230-00130919, Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.
- Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for DavidsonCounty, Tennessee.
- Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee.
- Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 20000317-0027643, in the Register's Office for Davidson County, Tennessee.
- Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.
- Access easement of record in Book 5081, Page 499 and Book 2784, page 394, in the Register's Office for Davidson County, Tennessee.
- Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County, Tennessee.
- Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.
- Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.
- Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Copley 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 27th DAY OF AUGUST, 2019.

Emily Lineberger Schaaf by Jamie Hawkins, attorney-in-fact

Emily Lineberger Schaaf by Jamie Hawkins,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Hawkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY LINEBERGER SCHAAF, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY LINEBERGER SCHAAF.

Witness my hand and official seal, this the 27th of August, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212