WARRANTY DEED

Karen Johnson Davidson County
Batch# 280348 **DEEDWARR**
09/04/2019 08:44:24 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20190904-0088906

JM-VRES-19-841A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
Jessica E. Hillman and John M. Hillman, Jr.	**New Owner**	
(NAME)	(NAME)	**118-06-0V-001.00-CO**
75 W Market St #203		
(ADDRESS)	(ADDRESS)	
Corning, NY 14830		
(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, **JENNY TAYLOR, INDIVIDUALLY AND AS TRUSTEE OF THE GALE TRUST DATED 05/01/2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA E. HILLMAN AND JOHN M. HILLMAN, JR., WIFE AND HUSBAND,** 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 A of Homes at 841 Gale, a Horizontal Property Regime located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 841 Gale, a Horizontal Property Regime, of record as Instrument No. 20160927-0101749, as amended in Instrument No. 20180524-0049823, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of the Homes at 837 Gale, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit " C" to said Declaration appearing of record as Instrument No. 20160927-0101749, as amended in Instrument No. 20180524-0049823, and By-Laws appended thereto as Exhibit " B" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jenny Taylor, Trustee of the Gale Trust dated 05/01/2018 by Warranty deed from Volunteer Builders, LLC of record in Instrument No. 20180627-0062218 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 27, 2018.

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 in Plat Book 843, Page 96 and 97, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160927-0101749, Amended Instrument No. 20180524-0049823, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6348, Page 723, in the Register's Office for Davidson County, Tennessee.
- By laws for Homes at 841 Gale Homeowners Association, Inc. of record in Instrument Number 20160927-0101749, 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: **841A Gale 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 26th DAY OF AUGUST, 2019.

Jenny Taylor, Individually and as Trustee of the Gale Trust dated 05/01/2018

BY: _____
Jenny Taylor
Trustee

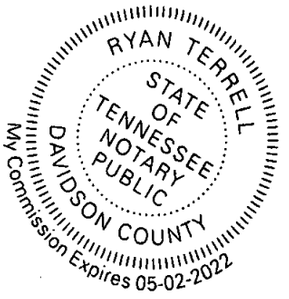
_____
Jenny Taylor, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNY TAYLOR, TRUSTEE of JENNY TAYLOR, INDIVIDUALLY AND AS TRUSTEE OF THE GALE TRUST DATED 05/01/2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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