WARRANTY DEED

Karen Johnson Davidson County
Batch# 328808 DEEDWARR
12/12/2019 02:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20191212-0128384

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of 2019.

Notary Public

My commission expires: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Rebecca Stipp	new owner	**Map 151-09-0-A Pacel 018.00co**
6309 Paddington Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward A. Gale Jr. and Dallas T. Gale, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Rebecca Stipp, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 18 on the Final Plat of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829-831, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward A. Gale, Jr. and Dallas T. Gale, husband and wife, by Deed dated April 18, 1997 from Barry Construction Co., a Tennessee corporation, of record in Book 10423, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 829-831, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10796, Page 628, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions, Restrictions, and By-Laws, of record in Book 9430, Page 251, amended in Book 9534, Page 938, and annexation of record in Book 9534, Page 942, Register's Office for Davidson County, Tennessee. (4) Charter of Long Hunter Chase Homeowners' Association of record in Book 9433, Page 953, said Register's Office. (5) Conveyance of common area to Long Hunter Chase Homeowners' Association, of record in Book 9649, Page 764 and Instrument No. 20030820-0120927, said Register's Office. (6) All matters shown on the Boundary Plat, of record in Plat Book 7900, Page 595, said Register's Office. (7) Grant of Transmission Line Easements, of record in Book 2336, Page 532, Book 2338, Page 466, and Book 4428, Page 568, said Register's Office. (8) Easements to Tennessee Valley Authority, of record in Book 4446, Page 423 and Book 4535, Page 351, said Register's Office. (9) Easement for Drainage Ditch, of record in Book 4717, Page 515, said Register's Office. (10) Water Main Easements, of record in Book 8197, Page 288, Book 8358, Page 91, and Book 10796, Page 625, said Register's Office. (11) Easement to Tennessee Telephone Company, of record in Book 9661, Page 919, said Register's Office. (12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **6309 Paddington Way, Antioch, TN 37013**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-YRES 19-6309

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 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.

Witness my/our hand(s) this 10th day of December, 2019.

Edward A. Gale Jr.

Dallas T. Gale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward A. Gale Jr. and Dallas T. Gale,** the within named sellers, 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 and official seal at Nashville, Tennessee, this 10th day of December, 2019.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY