Warranty Deed

Karen Johnson Davidson County Batch# 401562 DEEDWARR 05/18/2020 10:01:30 AM 3 pgs Fees: $18.00 Taxes: $3,329.63 20200518-0051146	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $899,900.00. D Hardwick Affiant Subscribed and sworn to before me, this the 11th day of May, 2020. Notary Public My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Collin R. Walker Frances C. Walker	New Owner	118-06-0W-002.00-CO
901B Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEELY MOORE, UNMARRIED AND WILLIAM MAXWELL MARTIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLIN R. WALKER AND FRANCES C. WALKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B of Homes at 901 Gale, a Horizontal Property Regime located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 901 Gale, a Horizontal Property Regime. of record as Instrument No. 20160927-0101748. as amended an Instrument No. 20180601-0052252. 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 901 Gale. a Horizontal Property Regime contained In said Declaration, the plat Ned as Exhibit C to said Declaration appearing of record as instrument No. 20160927-0101748, as amended in Instrument No. 20180601-0052252. 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 a portion of the same property conveyed to Volunteer Builders, LLC by Warranty deed from Magness Group, INC of record in Instrument No. 20161024-0112421 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 24, 2016.

Being the same property conveyed to Keely Moore and William Maxwell Martin, as joint tenants by Warranty deed from Volunteer Builders, LLC of record in Instrument No. 20181011-0100830 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018 and Affidavit to Correct Acknowledgment Recorded on October 30, 2018, Instrument No. 20181030-0107315.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 901B Gale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2020.

Keely Moore

William Maxwell Martin

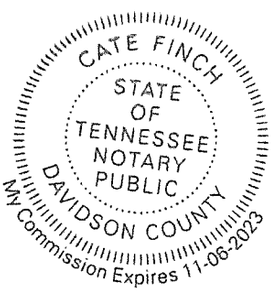
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keely Moore and William Maxwell Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2020.

Notary Public

My Commission Expires: 11-6-2023



Certificate of Authenticity

I, Leslie Garside, 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 according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

