Karen Johnson Davidson County
Batch# 411514 DEEDWARR
06/08/2020 11:46:07 AM 2 pgs
Fees: $13.00 Taxes: $2,515.91
20200608-0058517

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $679,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1824LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott Gorley and Tina Gorley, and Cheyanne Gorley	Regions Bank	
315 Garfield Street	2050 Parkway Office Circle	082 05 0T 002.00
Nashville, TN 37208	Birmingham, AL 35244	

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

JENNIFER HOUSE, A SINGLE WOMAN

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

SCOTT GORLEY AND TINA GORLEY, HUSBAND AND WIFE AND CHEYANNE GORLEY, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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 Unit No. 2 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of for Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150807-0079079, as amended in Instrument Nos. 20161228-0136094 and 20170810-0081961, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20150807-0079079, as amended in Instrument Nos. 20161228-0136094 and 20170810-0081961, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer House, a single woman, by Warranty Deed from 4th & Garfield, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20170306-0021789, in the Register's Office of Davidson County, Tennessee, dated March 03, 2017 and recorded on March 06, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK ADDITION, as recorded in Plat Book 21, Page(s) 7.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079079, as amended in Instrument Nos. 20161228-0136094 and 20170810-0081961.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150618-0058167.
6. Easement for Public Street Right of Way, recorded in Instrument No. 20150616-0057138.
7. Easement for Public Utility, recorded in Instrument No. 20150624-0060386.

This is improved property known as 315 Garfield Street, Nashville, TN 37208

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 in 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 hand on the 5th day of June, 2020.

Jennifer House

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER HOUSE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of June, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024