Karen Johnson Davidson County
Batch# 469268 DEEDWARR
09/03/2020 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20200903-0100558

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-9922

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Freund (NAME)	Ameris Bank (NAME)	109-5-D-129-CO
1850 Lincoya Bay Drive (STREET ADDRESS)	2000 Meridian Boulevard, 270 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Julie Gurel and Douglas Gurel, Co-Trustees of The GF Joint Revocable Living Trust U/A/D June 16, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Freund, single man,** 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. 1850 on the plan of COTTAGES AT WILLIAMS BEND TOWNHOUSES, a horizontal property regime with private elements, created under Title 67, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for the Cottages at Williams Bend Townhouses, a horizontal property regime with private elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, 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 the Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said Unit.

Being the same property conveyed to Douglas Gurel and Julie Gurel as Co-Trustees of the GF Joint Revocable Living Trust U/A/D June 16, 2016 by Deed dated November 28, 2016 from Douglas Gurel and Julie Gurel, husband and wife, recorded November 29, 2016, in Instrument Number 20161129-0125018, in the Register's office for Davidson County, Tennessee.

See also previous deeds Instrument numbers 20161129-0125017, dated November 28, 2016 and 20150202-0009387, dated January 30, 2015, as recorded in the Register's office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Instrument number 20040628-0076712, Instrument number 20041028-0129585 and Instrument Number 20050923-0114373 Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions, Instrument number 20040628-0076712, 20041028-0129585 and 20050923-0114373. Attorney's certificate in 20180420-0037271 and Certification of Trust in 20170929-0099982 as recorded in the official records of the Davidson County Register of Deeds.
4. Charter of HOA as recorded Instrument number 20060314-0028980, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record Instrument number 20061229-0161140, Register's Office for Davidson County, Tennessee.
6. Easement for sewer lines as recorded in Book 5406, Page 470 Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers/storm drainage as recorded in Book 7121, Page 169, Register's Office for Davidson County, Tennessee.
8. Easement to Comcast of Nashville 1, LLC as recorded Instrument number 20130517-0050096, Register's Office for Davidson County, Tennessee.
9. Access easement agreement as recorded in Book 6185, Page 216. Amended in Book 7498, Page 726 and Instrument numbers 20000331-0032369 and 20021204-0149457, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1850 Lincoya Bay Drive, Nashville, TN 37214.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 1st day of September, 2020.

The GF Joint Revocable Living Trust U/A/D June 16, 2016

By: Julie Gurel, Co-Trustee
Julie Gurel, Co-Trustee

By: Douglas Gurel, Co-Trustee
Douglas Gurel, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2020, before me personally appeared Julie Gurel and Douglas Gurel, Co-Trustees of The GF Joint Revocable Living Trust U/A/D June 16, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 1st day of September, 2020.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY