This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020080038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $420,000.00

Karen Johnson Davidson County
Batch# 486677 **DEEDWARR**
09/30/2020 11:34:52 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20200930-0112697

Sworn to and subscribed before me this 29th day of September, 2020.

MSpitzngogle
Affiant

Jandersen
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brian N. Proctor		118-060D-018.00-CO
129 Gale Park Lane	New Owner	
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Taylor M. Brewer fka Taylor M. Winkler and Shelton Brewer, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian N. Proctor, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No.18 of Gale Park Single-Family Homes, a Condominium, established pursuant to the Declaration of Master Condominium establishing Gale Park Master Condominium, recorded at Instrument Number 20110224-0015350 amended at Instrument Nos. 20110311-0019706, 20120508-0039772, 20120921-0086161, 20130306-0022200, 20131230-0130919, and Declaration of Gale Park Single-Family Homes, a Condominium recorded at Instrument Number 20110224-0015356 amended at Instrument No. 20110311-0019705, corrected at Instrument No. 20110531-0041215, amended at Instrument Nos. 20120508-0039773, 20120921-0086162 and 20130306-022201, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew N. Runner, a single man by Warranty deed from Wynne Comer White, married of record in Instrument No. 20150402-0028744 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 02, 2015.

Being the same property conveyed to Taylor M. Winkler, unmarried, and Shelton Brewer, unmarried, as joint tenants with rights of survivorship by Warranty deed from Matthew N. Runner, a married man of record in Instrument No. 20190219-0014456 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 19, 2019.

This is improved property known as **129 Gale Park Lane, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 29th day of September, 2020.

Taylor M. Brewer fka Taylor M. Winkler

Shelton Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Taylor M. Brewer fka Taylor M. Winkler and Shelton Brewer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023