WARRANTY DEED

Karen Johnson Davidson County
Batch# 524821 **DEEDWARR**
12/04/2020 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20201204-0141312

A-KW-20-1116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John L Gallo and Analisa Gallo **Laura L Gallo**	**Legacy Home Loans**	
(NAME) **1116 Alandee St**	(NAME) **4004 Hillsboro Pike Ste. 216 B**	**052 13 0B 067.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEAURICE E. BROWN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN L GALLO AND ANALISA GALLO, HUSBAND AND WIFE AND LAURA L GALLO, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 109 of the Condominium Site Plan of Phase II-C, Section 2, River Glen, Planned Unit Development, of record in Plat Book 7900, Pages 548 and 549, amending Plat Book 6900, Page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leaurice E. Brown, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20000808-0078610, in the Register's Office of Davidson County, Tennessee, dated August 4, 2000 and recorded on August 8, 2000.

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan of Phase II-C, Section 2, River Glen, Planned Unit Development, as recorded in Plat Book 7900, Page(s) 548 and 549.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I and Boundary Survey of River Glen Planned Unit Development, as recorded in Plat Book 6900, Page(s) 650.
• Master Deed establishing River Glen, a Horizontal Property Regime Condominium of record in Book 7566, Page 571, Declaration of Submission in Book 9730, Page 944, Supplement and Amendment in Book 9730, Page 947, as amended by instrument(s) of record in Instrument No. 20040915-0111299, and Resolution in Intrument No. 20040915-0111301.
• Taxes for 2021 and subsequent years a lien not yet due and payable.
• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6762, Page 208.
• Easement recorded in Book 186, Page 559, Book 2200, Page 119 and Book 3961, Page 681.
• Easement for Water/Sewer, recorded in Book 7061, Page 172 and Book 7061, Page 196.
• Easement recorded in Book 7296, Page 484.
• Taxes for 2021 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1116 Alandee St, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1 DAY OF DECEMBER, 2020.

Leaurice E. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEAURICE E. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212