WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-09-23

(AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-23

JM-SB-VRES-20-930A

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

Karen Johnson Davidson County
Batch# 544265 DEEDWARR
01/04/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20210104-0000182

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Witherspoon	New Owner	
(NAME)	(NAME)	
930 A Gale Ln		**118-05-0O-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ERIC C. TOLINE AND SHEENA M. TOLINE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM WITHERSPOON,** 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. A as shown on the Plan of Gale Lane at 12 South, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Gale Lane at 12 South, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20150929-0098745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric C. Toline and Sheena M. Toline, husband and wife by Warranty deed from Blue Sky Properties, LLC of record in Instrument No. 20160930-0103171 Register's Office for Davidson County, Tennessee, dated Septeember 28, 2016 and recorded on September 30, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien paid in full.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150929-0098745, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150928-0098508, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **930 A Gale Ln, Nashville, Tennessee 37204**.

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 30th DAY OF DECEMBER, 2020.

Eric C. Toline

Sheena M. Toline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC C. TOLINE, 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 30th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEENA M. TOLINE, 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 30th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23