Karen Johnson Davidson County
Batch# 613835 DEEDWARR
04/13/2021 10:12:44 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20210413-0048944

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn to and subscribed before me this 1 day of April, 2021.

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Robert Bigelow			
203 Copley Lane	203 Copley Lane	New Owner	118-06-0D-047.00-CO
Nashville, TN 37204	Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Daniel J. Graham, a married man, and Douglas W. Ditzel, a married man,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Robert Bigelow, an unmarried man** (Grantee), his heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 47, Gale Park Single Family Homes a condominium, as described in Declaration of Record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Graham, a married man, and Douglas W. Ditzel, a married man by Warranty deed from Geoffrey D. DeLeary and Carrie B. DeLeary, husband and wife of record in Instrument No. 20161021-0111416 Register's Office for Davidson County, Tennessee, dated October 19, 2016 and recorded on October 21, 2016.

Grantors affirm that the subject property is not the homestead of either Daniel J. Graham or Douglas W. Ditzel.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-00130919, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.
Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for DavidsonCounty, Tennessee.
Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee.
Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 20000317-0027643, in the Register's Office for Davidson County, Tennessee.
Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.
Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.
Access easement of record in Book 5081, Page 499 and Book 2784, page 394, in the Register's Office for Davidson County, Tennessee.
Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County, Tennessee.
Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.

Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.
Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of April, 2021.

Daniel J. Graham

Douglas W. Ditzel

Douglas W. Ditzel

STATE OF OHIO)
COUNTY OF Greene)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Daniel J. Graham and Douglas W. Ditzel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 2/22/22

NOTARIAL SEAL
STATE OF OHIO

KAREN YADA
NOTARY PUBLIC - OHIO