Karen Johnson Davidson County
Batch# 680088 DEEDWARR
07/20/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210720-0097194

34855-5

#36437

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**

Stephen J McCoy
Affiant

Subscribed and sworn to before me, this the 12th day of July, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen J. McCoy	New Owner	**118-06-0-D-074-00co**
204 Copley Lane	204 Copley Lane	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jay Alexander Dalrymple and Emily Louise McKnight Dalrymple, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen J. McCoy

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. 74, together with the appurtenant interest in the common elements of Gale Park Single Family Homes, a condominium, established by Declaration, of record in Instrument No. 20110224-0015356, an amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215 and further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B on Amendment No. 4 to the Declaration, of record in Instrument No. 20130306-0022201, said Register's Office.

BEING the same property conveyed to Jay Alexander Dalrymple and Emily Louise McKnight Dalrymple, husband and wife by Deed dated December 28, 2020 from Stevan B. Dalrymple and Allison C. Dalrymple, husband and wife, of record in Instrument No. 20210115-0007206, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "B" of Amendment No. 4 to the Declaration as shown in Instrument No. 20130306-0022201, said Register's Office, and is subject to all matters as set forth therein.**
2. **Declaration of Gale Park Single-Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215, and further amended in Instrument No. 20120508-0039773, in Instrument No. 20120921-0086162, in Instrument No. 20130306-0022201 and in Instrument No. 20200327-0033394, all in the Register's Office for Davidson County, Tennessee.**
3. **Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, charges and lien, contained in an instrument of record as Book 10184, Page 201 and as amended in Book 10184, Page 657 and Book 10184, Page 857, said Register's Office.**
4. **Cancellation of Easements and Restrictions of record in Book 9237, Page 354, said Register's Office.**
5. **Drainage, Detention, Access Road and Sign Agreement of record in Book 9237, Page 382, said Register's Office.**
6. **Site Development Agreement of record in Book 9237, Page 425, said Register's Office.**
7. **Reciprocal Easement Agreement of record in Book 9237, Page 452, and as amended in Instrument No. 20000317-0027643, said Register's Office.**
8. **Reserve Easement and Restrictions Agreement of record in Book 9237, Page 495, said Register's Office.**

9. **Slope and Grading Easement of record in Instrument No. 20041108-0134230, said Register's Office.**

10. **Deeds of conveyances for sewer and water mains as of record in Book 10131, Page 935 and Book 10131, Page 939, said Register's Office.**

11. **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100810-0063194, said Register's Office.**

12. **All matters shown on the Boundary Plat of record in Instrument No. 20110208-0011108, said Register's Office.**

13. **Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200, and Instrument No. 20131230-0130919, said Register's Office.**

14. **Charter of Gale Park Owner's Association, Inc. of record in Instrument No. 20110510-0035847, Register's Office for Davidson County, Tennessee.**

15. **Charter of Gale Park Single-Family Homeowner's Association, Inc. of record in Instrument No. 20110510-0035846, Register's Office for Davidson County, Tennessee.**

16. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **204 Copley Lane, Nashville, TN 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 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. 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 **12th** day of **July, 2021.**

Jay Alexander Dalrymple

Emily Louise McKnight Dalrymple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jay Alexander Dalrymple and Emily Louise McKnight Dalrymple,** the within named seller, 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 at Nashville, Tennessee, this **12th** day of **July, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 16, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

