WARRANTY DEED

Karen Johnson Davidson County
Batch# 696754 DEEDWARR
08/13/2021 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210813-0109471

W-BMR-21-141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Brianne Deslippe	CMG Mortgage	
(NAME) **141 Gale Park Lane**	(NAME) 3160 Crow Canyon Road Ste 400	**118-06-0D-023.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) San Ramon, CA 94583	
(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, **THOMAS L. WADDELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNE DESLIPPE, A SINGLE WOMAN,** 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. 23, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705 and Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Waddell, a single person by Warranty Deed from Gale Park, LLC of record in Instrument No. 20131212-0125795 Register's Office for Davidson County, Tennessee, dated December 8, 2013 and recorded on December 12, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- 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.
- 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 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee.
- 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.
- 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.
- 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.
• Easement of record in Book 8246, Page 227, 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: **141 Gale Park Lane, 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 10th DAY OF AUGUST, 2021.

Thomas L. Waddell by John Gleaves
Attorney in Fact

Alison Marie Wilhelm by John Gleaves
Attorney in Fact

Alison Marie Wilhelm, spouse of Thomas L. Waddell, hereby joins in this conveyance and does transfer and convey any and all marital interest Alison Marie Wilhelm may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS L. WADDELL AND ALISON MARIE WILHELM, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS L. WADDELL AND ALISON MARIE WILHELM.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/10/21.

Affiant Signature

8/10/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

