WARRANTY DEED

Karen Johnson Davidson County
Batch# 698995 DEEDWARR
08/17/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210817-0111264

W-KW-21-145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-19-23
(AFFIX SEAL)

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
Wesley Adams and Allison Miller	**New Owner**	
(NAME)	(NAME)	**118-06-0D-025.00-CO**
145 Gale Park Lane		
(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, **JAMES ROBERT BISANZ AND CHARLOTTE BISANZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY ADAMS AND ALLISON MILLER,** 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. 25, 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 James Robert Bisanz and Charlotte Bisanz, husband and wife by Warranty Deed from Gale Park, LLC of record in Instrument No. 20140108-0002039 Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on January 08, 2014.

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.
• 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.
• 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: **145 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 13th DAY OF AUGUST, 2021.

James Robert Bisanz

Charlotte Bisanz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ROBERT BISANZ AND CHARLOTTE BISANZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Sarah Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 13, 2021 (date of document).

Affiant Signature

08/13/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

