Karen Johnson Davidson County
Batch# 730097 DEEDWARR
10/05/2021 09:58:11 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20211005-0133583

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 20th day of September, 2021.

April G. Nichols State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 10-24-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Divya Mereddy 103 Gale Park Lane Nshville TN 37204	New Owner	Tax Parcel ID No. 118-06-0D-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Butrico and Kelley C. Butrico, husband and wife and Casey E. Butrico, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Divya Mereddy**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5 , Gale Park Single Family Homes, a Condominium, as described in Declaration 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, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for said county. Reference is hereby made to the Plan of Gale Park Single Family Homes, A Condominium, for Placement of Units, as shown on Exhibit "B" on Amendment No. 4 to the Declaration of record in Instrument No. 20130306-0022201, said Register's Office, for a more complete description.

Being the same property conveyed to WILLIAM D. BUTRICO AND KELLEY C. BUTRICO, HUSBAND AND WIFE, AND CASEY E. BUTRICO, by deed from GERALD S. CASTLE, JR., of record in Instrument No. 20170622-0062897 , dated June 16, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-06-0D-005.00 CO.

Matters shown on the Plan of record as Instrument No. 20110208-0011108, said Register's Office.

Master Deed for Gale Park Master Condominium of record as Instrument No. 20110224-0015350, amended as Instrument No. 20110311-0019706, as further amended as Instrument No. 20120508-0039772, further amended as Instrument No. 20120921-0086161 and further amended as Instrument No. 20130306-0022200 and Instrument Number 20131230-0130919, in said Register's Office.

Master Deed for Gale Park Single Family Homes of record as Instrument No. 20110224-0015356, amended as Instrument Nos. 20110311-0019705 and 20110531-0041215, further amended as Instrument No. 20120508-0039773, further amended as Instrument No. 20120921-0086162 and further amended as Instrument No. 20130306-0022201, in said Register's Office.
Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10131, page 935 and Book 10131, page 939, said Register's Office.

Drainage, Detention Access Road and Sign Agreement of record in Book 9237, page 382, said Register's Office.

Site Development Agreement of record in Book 9237, page 425, said Register's Office.

Reciprocal Easement Agreement of record in Book 9237, page 452, amended as Instrument No. 20000317-0027643, said Register's Office.

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

Cancellation of Easements and Restrictions of record in Book 9237, page 354, said Register's Office.

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

Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property located at 103 Gale Park Lane Nshville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2021.

William Butrico by Shira Kingrey, his Attorney-in-Fact

Kelley C. Butrico by Shira Kingrey, her Attorney-in-Fact

Casey E. Butrico by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Butrico, Kelley C. Butrico and Casey E. Butrico and that she is authorized by William Butrico, Kelley C. Butrico and Casey E. Butrico to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of September, 2021.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____