WARRANTY DEED

Karen Johnson Davidson County
Batch# 788778 DEEDWARR
01/12/2022 02:15:28 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220112-0004477

Y-CRE-21-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan P. Gass and Mary M. Gass	**New Owner**	
(NAME)	(NAME)	
1307 Shoreside Drive		**093-11-0A-116.00**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **MARK REUTHER AND KATHLEEN REUTHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN P. GASS AND MARY M. GASS, HUSBAND AND WIFE,** 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 Lot No. 116 on the Revised Plan of Academy Square, as shown on the plat of record in Plat Book 5200, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Reuther and Kathleen Reuther, husband and wife by Warranty deed from Mackenzie A. Catron and Thomas F. Catron of record in Instrument No. 20180807-0077791 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on August 07, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 614, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6117, Page 681, Book 6117, Page 700, Book 6222, Page 873, Book 9520, Page 748 and amended in Instrument No. 20101216-0100149 and By-Laws 20090324-0026484, Instrument No. 20100315-0019427, Instrument No.20090409-0032557, Instrument No. 20101216-0100149, Instrument No. 20070601-0065419, Instrument No. 20080130-0009636 and Instrument No. 20101216-0100150, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6125, Page 384, 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: **116 Academy Square, Nashville, Tennessee 37210**.

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 30th DAY OF DECEMBER, 2021.

Mark Reuther by Stephanie Woodall, Atty in fact
Mark Reuther by Stephanie Woodall, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220112-0004475, Register's Office for Davidson County, Tennessee.

Kathleen Reuther by Stephanie Woodall, Atty in fact
Kathleen Reuther by Stephanie Woodall, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220112-0004476 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE WOODALL, 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 MARK REUTHER AND KATHLEEN REUTHER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK REUTHER AND KATHLEEN REUTHER.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: 11/3/25
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206