Karen Johnson Davidson County
Batch# 864753 DEEDWARR
05/31/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220531-0062527

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

File #22-DM-940-103

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 25th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Amy Michelle Goodrich	New Owner	
(NAME) 940 Gale Lane #103	(NAME)	118-05-0A-030.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **CHRISTIAN R. POLING, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY MICHELLE GOODRICH, AN UNMARRIED 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 Building 14, Unit D and further identified as Parcel Number 30 on the Tax Map Number 118-5-A, as shown in the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development, of record in Plat Book 4460, page 186, and amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a complete description.

Being the same property conveyed to Christian R. Poling, an unamrried man by Warranty deed from Nathan Hoot, an unmarried man of record in Instrument No. 20120628-0056666 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 28, 2012.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, 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 4611, Page 682, amended in Book 4710, Page 244 and in Instrument Number 20031107-0163683, 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.
*By-Laws of record in Book 4611, Page 692 and Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
*Homeowner's Association Charter of record in Book 4611, Page 674; Book 4711, Page 48; Instrument No. 20031107-0163682 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.

*Common Area conveyed to Homeowner's Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
*Agreement and Absolute Assignment of Income of record in Instrument Number 20161122-0123349, in the Register's Office for Davidson County, Tennessee.
*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3934, Page 203 and Book 3943, Page 932, in the Register's Office for Davidson County, Tennessee.
*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
*Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **940 Gale Lane, # 103, 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 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 25th day of May, 2022.

Christian R. Poling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2022, before me personally appeared Christian R. Poling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I, Emily Prophet, 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 5-25-22 (date of document).

Affiant Signature

5-25-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

