WARRANTY DEED

Karen Johnson Davidson County
Batch# 891678 DEEDWARR
07/20/2022 02:59:05 PM 2 pgs
Fees: $13.00 Taxes: $886.15

20220720-0083268

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

B-BMK-22-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2022.

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)
Barbara Templeton	new owner	
(NAME) **100 Five Oaks Drive**	(NAME)	**107-05-0A-100.00-CO**
(ADDRESS) **Nashville, TN 37217**	(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, **RICHARD A. GONZALEZ AND JONIKA FREEMAN, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA TEMPLETON,** 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. 100, as shown on the Map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Gonzalez, an unmarried man and Jonika Freeman, an unmarried woman by Warranty deed from Sheila B. Rousey, a single woman of record in Instrument No. 20181129-0116602 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, 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 5781, Page 563, Book 5784, page 521, Book 5784, page 563, Book 5757, page 930, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5781, Page 602, Instrument No. 20160212-0013783, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5781, Page 598, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20150625-0061297, as amended in Instrument No. 20150625-0061298, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20020605-0068054, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Private Planter of record in Instrument No. 20010312-0023242, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Private Sanitary Sewer of record in Instrument No. 20010312-0023241, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Nos. 200206050068054 and 20130118-0006279, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5766, Page 716, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160323-0027532 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: **100 Five Oaks Drive, Nashville, Tennessee 37217**.

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 19th DAY OF JULY, 2022.

Richard A. Gonzalez by Adam Jefferson, Attorney in Fact

Jonika Freeman by Adam Jefferson, 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, ADAM JEFFERSON, 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 RICHARD A. GONZALEZ AND JONIKA FREEMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD A. GONZALEZ AND JONIKA FREEMAN.

Witness my hand and official seal, this the 19th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
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