WARRANTY DEED

Karen Johnson Davidson County
Batch# 900314 DEEDWARR
08/08/2022 10:34:37 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20220808-0089855

G-P-22-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Logan C. Bell STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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)
Meghann Booth	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
625 Barlin Drive	**4004 Hillsboro Pk. Ste. 216B**	**142-10-0B-088.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(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, **MADELYN GILLEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGHANN BOOTH, 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 Lot No. 88 on the Plan of Belle Pointe, Phase II of record in Plat Book 6250, Page 797, 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 Madelyn Gilley, unmarried woman by Warranty deed from Sarah Taaffee Stoutz, unmarried and Catherine Bissell, married, as tenants in common with right of survivorship of record in Instrument No. 20180821-0082951 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August 21, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 797, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Overlay Plat for Belle Pointe, of record in Plat Book 6250, Page 440, 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 6689, Page 772, as amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, made applicable to Phase II in Book 6770, Page 814 and Book 6959, Page 766, Register's Office for Davidson County, Tennessee.
- Amended By-Laws of record in Book 7409, Page 224, Book 7851, Page 215, corrected in Book 8016, Page 858, and further amended in Book 9319, Page 443 and Instrument No. 20020130-0013252 and Instrument No. 20141202-0110210, in the Register's Office for Davidson County, Tennessee.
- Charter of Belle Pointe Homeowners Association of record in Book 6762, Page 261, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20051027-0130021, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, in the Register's Office for Davidson County, Tennessee.
- Easement to South Central Bell Telephone Company of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 4613, Page 509, 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: **625 Barlin Drive, Nashville, Tennessee 37221**.

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 1st DAY OF AUGUST, 2022.

Madelyn Gilley
by Terasa Gilley, Attorney in Fact

Madelyn Gilley
by Terasa Gilley, 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, Terasa Gilley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MADELYN GILLEY, and who acknowledged he/she executed the same as the free act and deed of the said MADELYN GILLEY.

Witness my hand and official seal, this the 1st of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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