398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936956 DEEDWARR
11/02/2022 12:59:04 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20221102-0118408

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022.

Notary Public

My commission expires: 3/3/26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Nicholas James Tingle	**Royal United Mortgage LLC**	**Map 118-06-0D-004.00**
101 Gale Park Lane	**7999 Knue Rd, Ste 300**	
Nashville, TN 37204	**Indianapolis, IN 46250**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Bradford Whitlock, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas James Tingle, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 4, 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 more complete identification and description of such Unit.

Being the same property conveyed to William Bradford Whitlock, unmarried man, by Warranty Deed dated December 31, 2020 from Michael W. Chambers, married, of record in instrument No. 20200106-0001633, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130306-0022201, said Register's Office. 2) Declaration of Covenants, Conditions and restrictions of Gale Park Single- Family Homes, a Condominium of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215, further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394, By-Laws appended thereto; Register's Office for Davidson County, Tennessee. 3) Charter of Gale Park Owner's Association, Inc. in Instrument No. 20110510-0035847, Register's Office for Davidson County, Tennessee. 4) Charter of Gale Park Single-Family Homeowner's Association, Inc. in Instrument No. 20110510-0035846, Register's Office for Davidson County, Tennessee. 5) Deeds of Conveyance for sewer and water mains as of record in Book 10131, Page 935 and Book 10131, Page 939,Register's Office for Davidson County, Tennessee. 6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20100810-0063194,Register's Office for Davidson County, Tennessee. 7) All matters shown on the Boundary Plat in Instrument No. 20110208-0011108,Register's Office for Davidson County, Tennessee. 8) Declaration of Gale Park Master Condominium in Instrument No. 20110224-0015350 amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200, and Instrument No. 20131230-0130919, Register's Office for Davidson County, Tennessee. 9) Slope and Grading Easement of record in Instrument No. 20041108-0134230, said Register's Office. 10) Reserve Easement and Restrictions Agreement of record in Book 9237, Page 495, said Register's Office. 11) Reciprocal Easement Agreement of record in Book 9237, Page 452, and as amended in Instrument No. 20000317-0027643, said Register's Office. 12) Site Development Agreement of record in Book 9237, Page 425, said Register's Office. 13) Drainage, Detention, Access Road and Sign Agreement of record in Book 9237, Page 382, said Register's Office. 14) Cancellation of Easements and Restrictions of record in Book 9237, Page 354, said Register's Office. 15) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 10184, Page 201 and as amended in Book 10184, Page 657 and Book 10184, Page 857, said Register's Office. 16) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **101 Gale Park Lane, 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 GRANTEES 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 GRANTEES, 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 1st day of **November, 2022.**

William Bradford Whitlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Bradford Whitlock,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of **November, 2022.**

Notary Public

My Commission Expires: 5/9/2026

