WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Ashley Neese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/15/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/07 10:33 2 pgs
Fees:13.00 Taxes:3274.50
20070803-0092508

CHEATHAM COUNTY, TENN. NOTARY PUBLIC AT LARGE CAROL T. BAKER

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa A. Maiser	< Same >	Part of 131-02-0-124.00
(NAME)	(NAME)	
2006B Galbraith Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Vanessa England, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa A. Maiser**, 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:

Being Unit 2006B on the Plan of Galbraith Drive Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060105-0001830, Register of Deeds Davidson County, Tennessee.

Being the same property conveyed to Vanessa England, unmarried by Quitclaim Deed from Vanessa England, unmarried and David Bradley and wife, Velma Bradley, of record in Instrument No. 20060105-0001834, dated December 30, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060105-0001830; easement of record in Book 4110, page 680; all matters on Plat of record in Book 843, page 66; Power of Attorney of record in Instrument No. 20070531-0064615; declaration of covenants of record in Instrument No. 20060105-0001830; by-laws of record in Instrument No. 20060105-0001830; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2006B Galbraith Dr., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of July, 2007.

Vanessa England

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vanessa England, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2007.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: