Davidson County DEEDWARR
Recvd: 10/16/07 12:02 2 pgs
Fees:13.00 Taxes:728.90

20071016-0122620

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07

(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

P-CLR-07-0227

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alysha R. Galvis	Alysha R. Galvis	
227 A Orlando Avenue (ADDRESS)	(NAME) 227 A Orlando Avenue (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	091-14A-005.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN H. CLEATOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALYSHA R. GALVIS, UNMARRIED AND ALEXIS M. GALVIS, UNMARRIED, hereinafter called the Grantee(s), their heirs 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. 227-A on the Plan of Orlando Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Orlando Place Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John H. Cleator by deed from Shamrock Holdings, Inc., a Tennessee Corporation of record in Instrument 200207080081911 on 07/03/2002 and filed for record on 07/08/2002, Register's Office for said County.

Maureen Cleator, wife of John H. Cleator, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 227 A Orlando Av, Nashville, Tennessee 37209
(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 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 9th day of October, 2007.

John H. Cleator

Maureen Cleator

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 9th day of October, 2007, before me personally appeared John H. Cleator and wife, Maureen Cleator to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of October, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959