WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 3/20/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Austin Mikula	Phillip Austin Mikula	062020A12500CO
(NAME)	(NAME)	
3024 Delta Queen Drive	3024 Delta Queen Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, WE, Bradley S. Gallian, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Austin Mikula, married, 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 Lot No. 125 on the Plan of River Trace Estates, Phase 1, Section 2, of record in Plat Book 6900, Page 159, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Bradley S. Gallian, by Warranty Deed dated June 30, 2005 from Jacob E. McKeague of record in Instrument No. 20050707-0078579, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bradley S. Gallian by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090416-0034504 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 3024 Delta Queen Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20090025102 DEEDWARR
Recvd: 04/16/09 09:40 2 pgs
Fees:13.00 Taxes:495.43
20090416-0034505

Witness my hand this 10th day of April, 2009.

Bradley S Gallian by

Bradley S. Gallian

as his attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th of April, 2009 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Bradley S. Gallian, and acknowledged that he executed the same as the free act and deed of the said Bradley S. Gallian, through Power of Attorney granted Terry DeSelms by the Bradley S. Gallian.

Witness my hand and official seal at Franklin, Tennessee this 10th day of April, 2009.

Commission expires: ~~November 14, 2009~~ 3/20/10

Notary Public

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

After Recording Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

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