PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110039482 DEEDWARR
Recvd: 07/01/11 09:17 2 pgs
Fees:13.00 Taxes:547.60
20110701-0050396

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of June, 2011 by and between **Sara Moncayo and Edward Moncayo, wife and husband** hereinafter referred to as GRANTOR, and **Shivan T. Galnasky* and Sipan T. Galnasky,**** hereinafter referred to as GRANTEE.

* an unmarried person ** an unmarried person

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development), as of record in Instrument No. 200110090109754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters appearing on the plan of Mill Run Subdivision, Phase 2, (Cluster Lot Development), of record in Instrument 200110090109754, Register's Office for said County. Declaration of Easements, Covenants, Conditions and Restrictions contained in instrument of record in Book 11675, page 472 as amended in Instrument 200002150015152; Instrument 200207010079016 and Instrument 200211210144876, Register's Office for said County. Transmission Line Easement of record in Book 3933, page 359, Register's Office for said County. Sanitary Sewer Easement of record in Book 10448, page 188, Register's Office for said County. Landscape Agreement of record in Instrument 200104050033587, Register's Office for said County. Stormwater Detention Agreement of record in Instrument 200104050033586, Register's Office for said County. Conservation Greenway Agreement of record in Instrument 200110240116286, Register's Office for said County. Conveyance of Open Space of record in Instrument 200112190139981, Register's Office for said County.

Being the same property conveyed to Sara Moncayo and Edward Moncayo, Wife and Husband, by Warranty Deed from The Craig Company, dated January 31, 2003, recorded February 7, 2003, of record in Instrument 200302070017355, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 365 Upper Mill Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Sara Moncayo
Sara Moncayo

Edward Moncayo
Edward Moncayo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Sara Moncayo and Edward Moncayo, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of June, 2011.

Notary Public

My Commission Expires: ~~My Commission Expires~~ October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Shivan Galnasky
365 Upper Mill Drive, Antioch, TN 37013

Send Tax Statements to:

SWBC
213 Overlook Cr. Ste A4
Brentwood, TN 37027

Map & Parcel 173.15-A-173.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $148,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Tracy Perry
Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of June, 2011.

Notary Public

My Commission Expires: 8-4-14

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-087