BILL GARRETT, Davidson County
Trans:T20120068928 DEEDWARR
Recvd: 09/13/12 11:09 2 pgs
Fees:13.00 Taxes:539.83
20120913-0083133

WARRANTY DEED

TERESA E. WEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$145,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2012

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Aguib	US Bank, National Association	163070A13900CO
(NAME)	(NAME)	
1831 Wild Oaks Court	4801 Frederica St	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY, 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, Charles Galiwango, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peter Aguib, 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:

* Galiwango

Land in Davidson County, Tennessee, being Lot No. 139 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument Number 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Pinnacle National Bank by James C. Cotey, Successor Trustee, recorded on 5/24/10 in Instrument No. 201005240039832, as corrected in Instrument No. 201108300067109, Register's Office of Davidson County, Tennessee. Further, being a portion of the same property conveyed to PNB Holding Co. 2, Inc., a Tennessee corporation, by Quitclaim Deed from Pinnacle National Bank dated December 27, 2011 and filed on December 28, 2011 in Instrument Number 20111228-0016220, said Register's Office. Further being the same property conveyed to Charles Galiwango by Warranty Deed from PNB Holding Co. 2, Inc., dated February 17, 2012 and filed on February 24, 2012 in Instrument Number 20120224-0016220, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1831 Wild Oaks Court, Antioch, TN 37013

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, has 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 our hands this **31st** day of **August, 2012**

Charles Galiwango by James David Leckrone
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared James David Leckrone, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles Galiwango, and who acknowledged that he executed the same as the free act and deed of the said Charles Galiwango, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20120913-0083132 said Register's Office.

Witness my hand and official seal this ~~29th~~ 31st day of ~~July~~ August, ~~2011~~ 2012.

NOTARY

My Commission Expires: May 16, 2015

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122