Davidson County	DEEDWARR
Recvd: 08/04/14 09:55	4 pgs
Fees:23.00 Taxes:677.10	
20140804-0069443	

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-18-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Denise Ellen Galbraith, unmarried	American Mortgage Service Co.	073 05 0 020.00
(NAME)	(NAME)	
2223 Fernwood Dr	11503 Springfield Pk	
(ADDRESS)	(ADDRESS)	
Nashville 37216	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Three Thousand And No/100 Dollars ($183,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lauralee C Gassie, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Denise Ellen Galbraith, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 243 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 243 fronts 61 feet on the easterly side of Fernwood Drive and runs back between parallel Lines 170 feet to a dead line.

Being the same property conveyed to Gordon B. Wilee and wife, Deloras Ann Wilee by Warranty Deed dated September 2, 1994 from Thomas R. Midlin, Sr. and wife, Emelyn C. Medlin and filed in Book 9459, page 110, Register's Office for Davidson County, Tennessee. The said Gordon B. Wilee having predeceased Deloras Ann Wilee and Deloras Ann Wilee having died November 13, 2013 and pursuant to Last Will and Testament of Deloras Ann Wilee, Probate Case No. 13P-191 in the Seventh Circuit Court of Davidson County,Tennessee said property vests to Janet Leigh Bryan and Kenneth Wayne Wilee, all the heirs at law of Deloras Ann Wilee, deceased.

File Number: MTJ-140237

Further being the same property conveyed to Lauralee C. Gassie, unmarried by Warranty Deed dated April 21, 2014 from Janet Leigh Bryan and Kenneth Wayne Wilee, all the heirs at law of Deloras A. Wilee, deceased and filed of record in Instrument No 20140422-00333366, said Register;'s Office or 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 2223 Fernwood Dr, Nashville, TN 37216

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 28th day of July, 2014.

Lauralee C. Gassie
Lauralee C Gassie

Herb Gassie
Herb Gassie

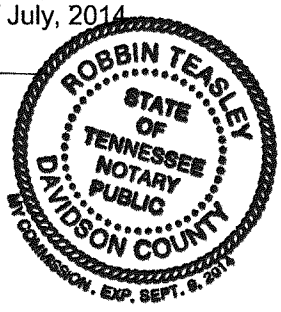
File Number: MTJ-140237

STATE OF Tennessee

County OF Wilson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Lauralee C Gassie personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of July, 2014.



Notary Public

My Commission Expires: September 9, 2014

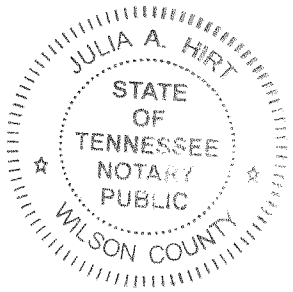
(SEAL)

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herb Gassie the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2014.

Notary Public
My Commission Expires: 10.5.2015



File Number: MTJ-140237

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).