WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060339 DEEDWARR
Recvd: 08/15/14 14:21 4 pgs
Fees:23.00 Taxes:2423.50
20140815-0074140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Bartow	**Wells Fargo Bank, NA**	**Map 131-02**
(NAME) **2007A Galbraith Drive**	(NAME) **1525 W WT Harris Blvd., 1st**	**Parcel 100CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Charlotte, NC 28262-8522**	
(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, **Jeffrey E. Cangemi and wife, Carmen M. Cangemi** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Bartow,** 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 Unit A on the Plan of Galbraith Heights Townhomes, as described as Exhibit "C" and attached to the Declaration of Covenants, Conditions and Restrictions for Galbraith Heights Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060207-0015031, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey E. Cangemi and wife, Carmen M. Cangemi by Warranty Deed from James David Person, filed for record on January 10, 2008 as Instrument No20080110-0003096, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 66, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20080110-0003096 said Register's Office.

POWER OF ATTORNEY ATTACHED AS EXHIBIT A.

unimproved ☐

This is improved ☒ property, known as **2005A Gailbraith Drive, Nashville, TN 37215**
AKA 2007A Galbraith Drive, Nashville, TN 37215
(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.

Witness our hands this 11th day of June, 2014.

Jeffrey E. Cangemi, by: Robert L. Scruggs, Atty in Fact

Jeffrey E. Cangemi
By: Robert L. Scruggs, Attorney in Fact

Carmen M. Cangemi by: Robert L. Scruggs, Atty in Fact

Carmen M. Cangemi
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2014, before me personally appeared **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jeffrey E. Cangemi and Carmen M. Cangemi**, and acknowledged that he executed the same as the free act and deed on behalf of **Jeffrey E. Cangemi and Carmen M. Cangemi**.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2014.

Commission expires: 5.2.2016

Angela K. Robertson
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

EXHIBIT A

This Instrument Prepared By:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, **Jeffrey E. Cangemi and Carmen M. Cangemi,** do hereby make, constitute and appoint **Robert L. Scruggs,** as our true and lawful attorney in fact for us, and in our names and stead to do and perform all matters and things necessary for the purpose of carrying on our personal business affairs as follows:

1) To sell and convey in our names by deed in fee simple, with general warranty in such manner at such price and on such terms of payment as our said Attorney in fact may deem proper, our interest in certain property situated in **Davidson County, Tennessee,** of which we are seized and possessed, said real property known as **2007A Galbraith Drive, Nashville, Tennessee 37215,** and further described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Galbraith Heights Townhomes, as described as Exhibit "C" and attached to the Declaration of Covenants, Conditions and Restrictions for Galbraith Heights Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060207-0015031, Register's Office for Davidson County, Tennessee.

2) To execute, acknowledge and deliver good and sufficient deeds and conveyances for the same either with or without covenants of warranty, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises as fully, completely and amply to all intents and purposes whatsoever as we might or could do if acting personally.

3) This Power of Attorney shall also ratify any and all acts that our said attorney in fact may have undertaken on or for our behalf including, but without limiting by designation, executing contracts or contracts for sale of realty, documents required by the lending institution, documents required to transfer title, any and all other documents or writing which may or might expedite the transfer of our interest in the property.

This Power of Attorney is executed pursuant to the Uniform Durable Power of Attorney Act. (T.C.A. 34-6-101, et seq.) This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

And we hereby ratify and confirm all lawful acts done by our said Attorney in Fact by virtue hereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of May, 2014.

Jeffrey E. Cangemi

Carmen M. Cangemi

STATE OF PENNSLYVIA)
COUNTY OF Delaware)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **Jeffrey E. Cangemi and Carmen M. Cangemi**, the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: March 27, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KEVIN M SWEENEY, NOTARY PUBLIC
BOROUGH OF MEDIA, DELAWARE COUNTY
MY COMMISSION EXPIRES MAR. 27, 2017