RETURN TO: BOX 10-A
Premier Escrow, LLC
4301 Hillsboro Pike
Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150017393 DEEDWARR
Recvd: 03/10/15 14:47 3 pgs
Fees:18.00 Taxes:18500.00
20150310-0020538

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32193-01-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1000,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2015. Notary Public My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey Mobley, Trustee 30 Bancroft Place Nashville, TN 37215	SAME	Map and Parcel Nos.: 144 00 0 101.00 144 00 0 102 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Galante and wife, Phran Galante** ("Grantors") have this day bargained and sold, and does hereby transfer and convey to **Jeffrey Mobley, Trustee of The 30 Bancroft Place Trust Dated March 6, 2015** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 30 & 34 Bancroft Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of March, 2015.

Joseph C. Galante by Phran Galante atty in fact
Joseph C. Galante, by
Phran Galante as his Attorney in Fact

Phran Galante
Phran Galante

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 9th day of March, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Phran Galante**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Joseph C. Galante**, and she is authorized by **Joseph C. Galante** to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of March, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 14 and 15 on the Plan of Bancroft, as of record in Plat Book 9700, pages 326 and 327, (now known as Lot No. 14 on Revision One Lot 14 Bancroft, as of record in Instrument No. 20020116-0006614) Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Galante and wife, Phran Galante, by deed dated December 13, 2000 from Richard M. Small of record in Instrument No. 20001213-0122674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee. Map and Parcel No. 144 00 0 102 00 (LOT 15) and 144 00 0 101 00 (LOT 14)
2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, amended in Book 10366, page 623 and Book 10564, page 570, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7911, pages 385, 389 and 451, and Book 8009, page 109, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20020116-0006614, Register's Office for Davidson County, Tennessee.