WARRANTY DEED

File #14311

BILL GARRETT, Davidson County
Trans:T20150021410 DEEDWARR
Recvd: 03/24/15 12:44 2 pgs
Fees:13.00 Taxes:1554.00
20150324-0025263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles K. Galiwango	Same	-12814006000, 10714010600
(NAME) C/O BLAKE COTHRAN	(NAME) 7101 Sharondale Ct Ste 600	And 12908009000
(ADDRESS)	(ADDRESS) Brentwood, TN 37027	
(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, I, **Ronald Christopher Garland, an unmarried man (also known as Christopher Ronald Garland) and Thomas E. Bernard, an unmarried man (also known as Thomas E. Bernanrd),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles K. Galiwango, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Two, Harpeth Park of record in Plat Book 3700, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Christopher Garland by warranty deed from Andrew McCampbell Pearson and wife, Jennifer E. Farringer Pearson of record in Instrument No. 20060405-0039301 Register's Office for Davidson County, Tennessee, dated 03/30/2006 and recorded on 04/05/2006.

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Miro Meadows of record in Plat Book 1424, Page 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Christopher Garland (erroneously shown as Christopher Ronald Garland) by warranty deed from George Ronald Woods, Jr., married of record in Instrument No. 20070312-0030163, Register's Office for Davidson County, Tennessee, dated 02/12/2007 and recorded on 03/12/2007

Tract Three:
Land in Davidson County, Tennessee, being the southerly 52 feet of Lot No. 6 and the northerly 48 feet of Lot No. 5 of Block "C" on the Revised Plan of Highlands of Bellemeade No. 2, of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 100 feet on the westerly side of Highway 100 and runs back 246 feet, more or less, on the northerly line, and 240 feet, more or less, on the southerly line, to the easterly margin of the N.C. & St. L. Railroad, on which it measures 100 feet, more or less.

Being the same property conveyed to Ronald Christopher Garland and Thomas E. Bernard (erroneously shown as Thomas E. Bernanrd), as joint tenants with rights of survivorship by warranty deed from Beverly Blanche Reuther, unmarried of record in Instrument No. 20051214-0150319 Register's Office for Davidson County, Tennessee, dated 12/12/2005 and recorded on 12/14/2005

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 229 Camelot, Nashville, TN 37221; 916 Goodbar, Nashville, TN 37217; and 6306 Hwy 100, Nashville, TN 37221

(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 my hand this 12th day of March, 2015.

Ronald Christopher Garland

Thomas E. Bernard By Ronald Christopher Garland, attorney in fact

Thomas E. Bernard by Ronald Christopher Garland, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ronald Christopher Garland, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that
he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2015.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ronald Christopher Garland**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Thomas E. Bernard** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Thomas E. Bernard** , and is authorized by **Thomas E. Bernard** to execute this instrument on his/her behalf.

This the 12th day of March, 2014.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027