BILL GARRETT, Davidson County
Trans:T20150038862 DEEDWARR
Recvd: 05/19/15 12:15 2 pgs
Fees:13.00 Taxes:2701.00
20150519-0046088

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043794**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2015. Notary Public My Commission Expires: 11-4-18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle A. Johnson 2008A Galbraith Drive Nashville, TN 37215	New Owner 2008A Galbraith Dr Nashville TN 37215	Tax Parcel ID No. 131020S00100CO

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, **Robert Hale Shoop III and Maura Shoop, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michelle A. Johnson, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2008A on the Plan of Galbraith Place Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20060105-0001838, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Hale Shoop, III, and Maura Shoop, husband and wife by Warranty Deed from Susan Robbins Limbaugh, unmarried, recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029755, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT 2008A, GALBRAITH PLACE TOWNHOMES, as recorded in Exhibit C of Instrument No. 20060105-0001838 and Plat Book 843, Page 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060105-0001838.

Terms and provisions of by-Laws of Galbraith Place Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20060105-0001838.

This is improved property located at 2008A GALBRAITH DR Nashville TN 37215-3407

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 14th day of May, 2015.

Robert Hale Shoop, III by [signature], Attorney in Fact

Robert Hale Shoop III by Will Chapman, Attorney-in-Fact

Maura Shoop by [signature], Attorney in Fact

Maura Shoop by Will Chapman, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Robert Hale Shoop III and Maura Shoop of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of May, 2015.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018