WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056379 DEEDWARR
Recvd: 07/13/15 11:07 2 pgs
Fees:13.00 Taxes:1017.50
20150713-0067722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Richard Galentino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JULY, 2015.

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 7, 2017

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Galentino and Mary Galentino	new owner	
(NAME)	(NAME)	
8333 Collins Rd		15500009400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RHONDA A. HAGAR, TRUSTEE OF THE R. E. CHESSOR TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD GALENTINO AND MARY GALENTINO, HUSBAND AND WIFE,** 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 the 9th, formerly 14th, Civil District of Davidson County, and described partially according to a survey made by Ralph W. C. Lambert, dated June 2, 1955, as follows:

Beginning at a spike in the center line of Collins Road 579 feet West of the Northeast corner of the property conveyed to P.M. Chaffin and wife, Ruby Chaffin, by deed from Walter C. Crafton and wife, of record in Book 2396, Page 337, Register's Office for said County; thence along the Westerly line of a 50-foot reserved strip South 3° West 425.5 feet to an iron pin; thence North 87° West 319.5 feet to an iron pin; thence North 3° East 425.5 feet to a spike in Collins Road; thence along the center of same, South 87° East 319.5 feet to the beginning.

Being the same property conveyed by Warranty Deed from V. T. McMullin and wife, Katie D. McMullin to Robert Elmo Chessor and wife, Era B. Chessor, as recorded on the 21st day of April, 1959 in Deed Book 2902, Page 75 and Quitclaim Deed to Trustee from Robert Elmo Chessor, an unmarried widower to Robert Elmo Chessor and Rhonda A. Hagar, Trustees of the R. E. Chessor Trust, as recorded on the 4th day of October, 2013 in Instrument No. 20131004-0104226 as corrected at Instrument No. 20131231-0130968, in the Register's Office of Davidson County, Tennessee. Robert Elmo Chessor has since resigned as Trustee leaving Rhonda A. Hagar as sole Trustee pursuant to Abstract of Trust dated February 25, 2015, of record in Instrument No. 20150302-0017443, said Register's Office

This conveyance is subject to (a) 2015 real property taxes; and (b) restrictive covenants of record in Book 2442, Page 129, said Register's Office.

unimproved
This is improved x property, known as 8333 Collins Rd, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this ___ day of July, 2015.

BY: Rhonda A. Hagar

RHONDA A. HAGAR, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rhonda A. Hagar with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The R. E. Chessor Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 10 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public