WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of Oct 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexis M. Galvis and Ben M. Sellers	Farmington Mortgage, a Division of CapStar Bank	115 11 0 060.00
(NAME)	(NAME)	
617 Brook Hollow Road	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eight Thousand And No/100 Dollars ($408,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bonnie F. Hyde, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexis M. Galvis and Ben M. Sellers, wife and husband**, 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 Lot No. 295 on the Plan of West Meade Farms, Inc., Section "L" as of record in Book 2133, Page 53, Register's Office for said County.

Said Lot No. 295 fronts 129 feet on the westerly side of Brook Hollow Road and extends back between parallel lines 316.1 feet to a dead line.

Being the same property conveyed to Paul G. Hyde and wife Bonnie F. Hyde by Warranty Deed from Janice M. Struchen, a widow dated November 28, 1983 and recorded November 29, 1983 in Book 6183, Page 871, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bonnie F. Hyde by Quitclaim Deed from Paul G. Hyde dated December 24, 1997 and recorded December 29, 1997 in Book 10735, Page 411, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-154442

Davidson County DEEDWARR
Recvd: 10/30/15 15:11 3 pgs
Fees:18.00 Taxes:1509.60
20151030-0110803

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Brook Hollow Road, Nashville, TN 37205

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, has 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 .

Bonnie F. Hyde

STATE OF TENNESSEE

COUNTY OF Davidson

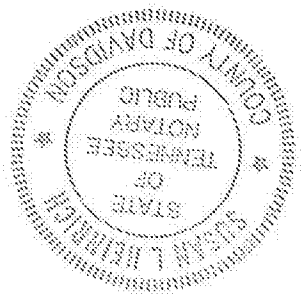
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Bonnie F. Hyde the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



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True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

