File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20150095151 DEEDWARRSP
Recvd: 11/09/15 09:48 3 pgs
Fees:18.00 Taxes:111.00
20151109-0113629

ADDRESS NEW OWNER:
Richard Galentino, et ux
8333 Collins Road
Nashville, TN 37221

SEND TAX BILL:
Richard Galentino, et ux
8333 Collins Road
Nashville, TN 37221

MAP AND PARCEL: 15500009600

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

Richard Galentino
AFFIANT

Subscribed and sworn to before me this 6th day of November, 2015.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 12, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Wayne Lee Russell and Mark Allen Russsell, Successor Co-Trustees of the Russell Family Trust, dated 11/19/03**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Richard Galentino and Mary Galentino**, husband and wife,, their heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property known as: 8321 Collins Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of 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.

And now **Wayne Lee Russell and Mark Allen Russsell, Successor Co-Trustees of the Russell Family Trust, dated 11/19/03**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Richard Galentino and Mary Galentino, as husband and wife**, their heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of November, 2015.

THE RUSSELL FAMILY TRUST, DATED 11/19/03

Wayne Lee Russell successor Co-Trustee

Wayne Lee Russell
Successor Co-Trustee

Mark A. Russell Successor Co-Trustee

Mark Allen Russell
Successor Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wayne Lee Russell and Mark Allen Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Successor Co-Trustees of Wayne Lee Russell and Mark Allen Russsell, Successor Co-Trustees of the Russell Family Trust, dated 11/19/03, the bargainor, and as such Successor Co-Trustees, being so authorized by Certification of Trust, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2015.

Ann B. Waddell

NOTARY PUBLIC Ann B. Waddell

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires: October 12, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, surveyor, 8/19/60, as follows:

Begging on the westerly margin of a 50 feet reserved strip for access right-of-way, at a point 425.5 feet south of the center line of Collins Road, the southeast corner of the property conveyed to V. T. McMullin and wife, by deed from P. M. Chaffin and wife, of record in Book 2442, page 129, Register's Office for said County; thence with the westerly margin of said strip for access road south 3 deg. West 250 feet to a corner of the property conveyed to C. M. Johnson and wife, by deed from P. M. Chaffin and wife, of record in Book 2862, page 287, said Register's Office; thence with the line of said Johnson property North 73 deg. 30' West 430 feet to an iron pin; thence North 1 deg. 40' East 150 feet to an iron pin at the southwest corner of the property conveyed to R. W. Dority and wife, by deed from P. M. Chaffin and wife, of record in Book 2604, page 605, said Register's Office; thence with the southerly line of said Dority property South 87 deg. East 101.5 feet to the southwest corner of said McMullin property, continuing in the same direction and with the southerly line of said McMullin property 319.5 feet in all 421 feet to the beginning containg 1.93 acres, more or less.

Being the same property conveyed to Henry H. Russell and wife, Virginia A. Russell by deed from Gilbert M. Irwin, Jr. and wife, Roxana G. Irwin of record in Book 3280, page 621, Register's Office for Davidson County, Tennessee. Further conveyed to The Russell Family Trust dated 11/19/03, Henry H. Russell and Virginia A. Russel, Trustors and/or Trustee, and their successors in trust, by Quitclaim Deed of record in Instr. No. 20031125-0171009 , said Register's Office. Henry Herald Russell having died on March 17, 2013 and Virginia Alice Russell died on March 18, 2013. Certification of Trust for The Russell Family Trust declaring Wayne Lee Russell and Mark Allen Russell as Successor Co-Trustees in Instr. No. 20130531-0055043, said Register's Office.

This conveyance is subject to 2015 taxes, paid, prorated and assumed by the Grantees. Subject to lack of access to a public road or controlled access highway.

This property is being sold as is, where is.