(1)

Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150102732 DEEDWARR
Recvd: 12/04/15 11:45 2 pgs
Fees:13.00 Taxes:1268.73
20151204-0122370

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,900.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 30th day of November, 2015.

Notary Public

My commission expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Christie K. Foley** | **New Owner's Lender** Peoples Home Equity Inc. | **Map\Parcel: 180-04-0-B-043.00** |
| **3001 Brookview Forest Drive** | 5205 Maryland Way Ste. 100 | |
| **Nashville, TN 37211** | Brentwood, TN 37027 | |

FOR AND IN 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 ACKNOWLEDGE, I/WE,

**Michael A. Galo, a single man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christie K. Foley, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 43 on the Plan of Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael A. Galo, a single man, by Warranty Deed from Marla Richardson and Hunter Richardson, wife and husband, of record in Instrument No. 20050427-0047123, dated April 22, 2005, Register's Office for Davidson County, Tennessee. Michael A. Galo having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20030716-0099526, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20030829-0125803 and amended in Instrument No. 20050505-0050962, Book 4428, Page 138, Book 4479, Page 448, Book 4276, Page 715 and Book 4404, Page 947, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20030918-0138293 and amended in Instrument No. 20030829-0125803, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021007-0121969, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 2011117-0090032, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20030829-0125803, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3001 Brookview Forest Drive, Nashville, TN 37211.

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 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 except as 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/our hand(s) this 30th day of November, 2015.

Michael A. Galo

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Michael A. Galo, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150649JM**
**RECORD & RETURN TO:**
**McCANN & HUBBARD**
**1804 WILLIAMSON COURT, SUITE 201**
**BRENTWOOD, TN 37027**