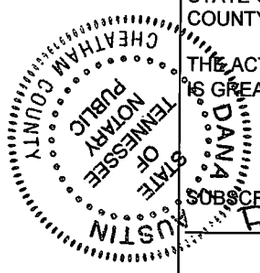
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15120037



STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Kara Kratt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF Feb, 20 16.

NOTARY PUBLIC

My Commission expires: 8 25 18

Address of New Owner
Martin H. Galbraith and
Linda L. Hudson
6321 Williams Grove Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Tax Information:
172-13-0A-
016.00

Davidson County DEEDWARR
Recvd: 02/03/16 09:12 3 pgs
Fees:18.00 Taxes:1683.50
20160203-0010400

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Hilliard Hester and wife, Pamela Hester,** hereinafter called the **GRANTORS**, have/has bargained and sold, and by these presents do transfer and convey unto **Martin H. Galbraith and Linda L. Hudson,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land located in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, Page 520, and amended in Plat Book 9700, Pages 580, 581, and 582, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H.H. Hester and wife, Pamela Hester, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated 03/26/99 and recorded on 03/30/99 at Book 11406, Page 155, Register's Office for Davidson County, Tennessee. **H.H. Hester and Hillard Hester are one and the same person.

This is improved property generally located:
6321 Williams Grove Drive, Brentwood, TN 37027

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 9700, Page 520, as amended in Plat Book 9700, Pages 580-582, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 10741, Page 678, as amended in Book 11167, Page 755, and in Book 11643 Page 316, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Hilliard Hester and Pamela Hester** has/have caused this instrument to be executed, this the 2 day of Feb, 20 16.

Hilliard Hester

Pamela Hester

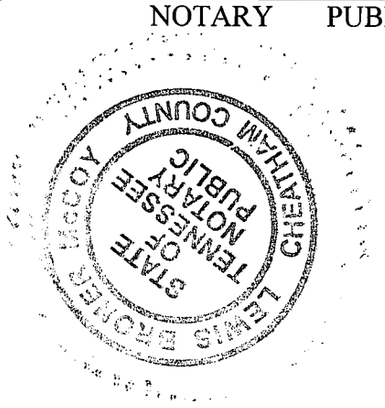
STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Hilliard Hester and Pamela Hester,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2 day of Feb, 20 16.

My commission Expires: 8/27/18

NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 2nd day of Feb, 2016

Notary's Signature

My Commission Expires: 8.25.18

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY