(1)

BILL GARRETT, Davidson County
Trans:T20160018831 DEEDWARR
Recvd: 03/08/16 09:50 2 pgs
Fees:13.00 Taxes:610.50
20160308-0022037

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

~~Prepared By & Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-1003HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2016.

Notary Public
Commission Expires: 7-24-2019

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael E. Galbreath 207 West Cedar Street Goodlettsville, TN 37072	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, Virginia 23452	025-04-0-016.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Malachi J. Smith and Sarai Smith, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael E. Galbreath, an unmarried man

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, State of Tennessee, described as follows, to wit:

A lot in the Town of Goodlettsville in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made January 3, 1928, by Erle Drake, County Surveyor for said County, as follows:

BEGINNING at a point, Roscoe's southwest corner, and running thence North 5-1/4° East with Roscoe's western boundary line 155-1/4 feet to the southwest corner of a lot conveyed to Roscoe McCoin and wife, Katie McCoin by deed from J. W. McCoin and wife, M. B. McCoin, of record in Book 1044, Page 637, Register's Office for Davidson County, Tennessee, and continuing with their western boundary line in all 200 feet to the southeast corner of the lot conveyed to Roscoe McCoin by deed from J. W. McCoin and wife, M. B. McCoin of record in Book 932, page 655, Register's Office for said County; thence westerly with Roscoe's McCoin's southern boundary line, 108 feet more or less to his southwest corner; thence southerly 180 feet to E. T. Cunningham's line; thence South 88° East with his northern boundary line 50 feet to the beginning.

BEING the same property conveyed to Malachi J. Smith and Sarai Smith, husband and wife, by Warranty Deed from Ryan Ring and Stacy Ring, husband and wife, dated 10/15/13 and recorded 10/18/13 in Instrument No. 20131018-0108895, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 West Cedar Street, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of March, 2016.

Malachi J. Smith

Sarai Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Malachi J. Smith and Sarai Smith,** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of March, 2016.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)