(1)

# WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Lacey F. Galbraith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Lacey F. Galbraith and Matthew A. Robison | Integrity First Financial Group, Inc. | 10709000200 |
| (NAME) | (NAME) | |
| 1005 Harold Drive | 6333 Greewich Drive, Suite 280 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | San Diego, CA 92122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20160947 |

For and 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, David P. Keane, a married person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Lacey F. Galbraith and Matthew A. Robison, wife and husband, as joint tenants, 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. 17, on the Plan of Patricia Heights Annex, of record in Book 2900, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David P. Keane, a married person by deed from Scott Vickroy and wife, Carol Vickroy, dated December 16, 2004, of record in Instrument No. 20041217-0150340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2900, page 37, Register's Office for said County; and (b) Restrictions of record in Book 2542, page 519, as amended in Book 6045, page 421, Book 6067, page 762 and Book 6887, page 605, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1005 Harold Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160049949 DEEDWARR
Recvd: 06/13/16 15:21 2 pgs
Fees:13.00 Taxes:444.00
20160613-0059756

Witness my hand this 9th day of June, 2016

David P. Keane

Jennifer Keane

STATE OF ~~Tennessee~~ CA KH )
County OF ~~Sumner~~ KH ) Orange

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David P. Keane and wife Jennifer Keane, 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, at office, this 9th KH of June, 2016.

Notary Public
My Commission Expires: 7.1.19

KIERSTI JANICE HUNKLE
Commission No. 2113838
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JULY 1, 2019