BILL GARRETT, Davidson County
Trans: T20160053168 DEEDWARR
Recvd: 06/22/16 12:33 2 pgs
Fees: 13.00 Taxes: 773.30
20160622-0063606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

DANIEL A. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Galinis	Navy Federal Credit Union (NAME)	01400014400
7336 Bidwell Rd (ADDRESS)	5550 Heritage Oaks Drive (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Pensacola, FL 32526 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Paul V. Eggstein, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John F. Galinis, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE FINAL PLAT OF PAUL EGGSTEIN LOTS BIDWELL ROAD, OF RECORD IN PLAT BOOK 8250, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO PAUL EGGSTEIN BY DEEDS FROM PETE EGGSTEIN AND WIFE, BESSIE EGGSTEIN OF RECORD IN BOOK 4967, PAGE 296 AND BOOK 5030, PAGE 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PAUL V. EGGSTEIN HAVING SINCE DIED. BEING THE SAME PROPERTY CONVEYED TO THE ESTATE OF PAUL V. EGGSTEIN BY DEED FROM BARBARA J. PERUTELLI, EXECUTRIX OF THE ESTATE OF PAUL V. EGGSTEIN OF RECORD BY INSTRUMENT NO. 20160503-0043528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7336 Bidwell Rd, Joelton, TN 37080
(House Number) (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 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. 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 20th day of June, 2016.

WARRANTY DEED
(Continued)

Estate of Paul V. Eggstein

BY: Barbara J. Perutelli, Executor
Barbara J. Perutelli, Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara J. Perutelli, Executor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2016.

Notary Public

My Commission Expires: 7/2/18

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072