BILL GARRETT, Davidson County
Trans:T20160060929 DEEDWARR
Recvd: 07/15/16 12:52 2 pgs
Fees:13.00 Taxes:4255.00
20160715-0072959

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me, this day of July, 2016.

Notary Public

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO
MY COMMISSION EXPIRES SEPTEMBER 10

Address New Owner As Follows:
Kevin C. Galloway
Emily C. Phillips Galloway
3600 Knollwood Road
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
117 10 0 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. NOE and spouse SHARON M. NOE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KEVIN C. GALLOWAY AND EMILY C. PHILLIPS GALLOWAY, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 3, Block 1 of the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Knollwood Road at a point 15 feet south of the corner of Lots 2 and 3; thence with the easterly margin of said road, southwardly 176 feet to a point 15 feet north of the corner of Lots 3 and 4; thence eastwardly 239.6 feet more or less to the easterly line of said Lot 3, at a point 15 feet north of the northeast corner of said Lot 4; thence with easterly line of said Lot 3, northwardly 175 feet to a point 15 feet of the southeast corner of Lot 2; thence westwardly 251.6 feet more or less to the beginning.

Being the same property conveyed to William E. Noe and spouse, Sharon M. Noe, by deed from John R. Werther and spouse, Elizabeth M. Werther of record in Instrument No. 20031002-0145831, dated September 30, 2003, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee.

3. Easement for Telephone and Light Wires and Pipe Lines of record in Book 1133, page 544, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3600 Knollwood Road, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of ~~July~~ June, 2016.

William E. Noe

Sharon M. Noe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Noe and Sharon M. Noe, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2016

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 19, 2018

Notary Public

My Commission Expires: _____