Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160073456 DEEDWARR
Recvd: 08/23/16 11:16 2 pgs
Fees: 13.00 Taxes: 836.20
20160823-0088035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2016.

Notary Public

My commission expires:

KEITH D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark A. Galup Emily C. Galup	New Owner	
3942 Creekside Drive		148-13-0-050.00
Nashville, TN 37211-5502		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL T. CURET AND HUSBAND JOSEPH M. CURET**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. GALUP AND EMILY C. GALUP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 163 on the Plan of Section Five, Locustwood of record in Plat Book 2663, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 163 fronts 160.00 feet on the Easterly margin of Creekside Drive and extends back 282.3 on the Northerly line and 134.6 feet on the Southerly line to a broken line in the rear, measuring 223.1 feet thereon.

Being the same property conveyed to Rachel T. Curet and husband, Joseph M. Curet by Warranty deed from Marcia L. Petrin, an unmarried woman of record in Instrument No. 20031015-0152566 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 15, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3942 Creekside Drive, Nashville, TN 37211-5502.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2016.

Rachel T. Curet

Joseph M. Curet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel T. Curet and Joseph M. Curet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2016.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public