WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Carter	NEW OWNER	130 10 0 062.00
(NAME)	(NAME)	
915 Chancery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160079813 DEEDWARR
Recvd: 09/12/16 15:10 2 pgs
Fees: 13.00 Taxes: 2294.00
20160912-0095806

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, WE, **James D. Galloway, Jr, unmarried and Ann Galloway Lowe, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Blake Carter and Stefanie Polauf Carter, husband and wife,** 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 the City of Belle Meade, Davidson County, Tennessee, being Lot 10 as shown on the Consolidation Plat of Part of Lot 8, and all of Lot 9 and Lot 10 as of record on Plat Instrument Number 20160720-0074889, Register's Office for Davidson County, Tennessee, and previously recorded on the plat of The Manors of Belle Meade, plat Book 547, page 152, R.O.D.C., Tennessee, and being further described as follows;

Beginning at an iron pin at the intersection of the westerly margin of Chancery Lane, 50ft. wide, and the southerly margin of Forsythe Ave., 50 ft. wide; thence with said margin of Chancery Lane South 17 degrees 22 minutes 50 seconds West 150.00 feet to an iron pin at the northeasterly corner of the property conveyed to David Corts and wife, Heather Corts of record in Instrument Number 20121128-0108964, R.O.D.C., Tn.; thence with Corts northerly property line North 57 degrees 34 minutes 37 seconds West 174.96 feet to an iron pin in the east line of the property conveyed to Christine M. Rehnke of record in Book 8409, Page 921, R.O.D.C., Tn.; thence with Rehnke's east property line and continuing with the east line of the property conveyed to George E. Mudter, Jr., Trustee, of record in Instrument Number 20090810-0074868, R.O.D.C., Tn., North 27 degrees 33 minutes 17 seconds East 158.00 feet to an iron pin in the southerly margin of Forsythe Ave.; thence with the southerly margin of Forsythe Ave., South 52 degrees 46 minutes 11 seconds East 150.00 feet to the point of beginning, and containing0.559 acres, more or less, or 24,355 sq. feet, more or less. PREPARED BY: WM. ROBERT SEIGENTHALER TENN. REGISTERED LAND SURVEYOR NO. 177 RECORDED: INSTRUMENT NO. 20160720-0074889 R.O.D.C., TN. JULY 20, 2016 for the CONSOLIDATION OF PART OF LOT 8 AND ALL OF LOTS 9 & 10 ON THE PLAT OF THE MANORS OF BELLE MEADE originally recorded in PLAT BOOK 547, PAGE 152 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Being part of the same property conveyed to James Dudley Galloway and wife, Helen M. Galloway, by deed from Marion F. Thomas, Jr. and wife, Judith B. Thomas, of record in Book 2104, Page 65, Register's Office for Davidson County, Tennessee; the said James Dudley Galloway having subsequently conveyed his interest in said property to Helen Murff Galloway, then a single person, by deed of record in Book 6784, page 271, Register's Office for Davidson County, Tennessee. Helen M. Galloway is one and the same, and also known, as Helen Murff Galloway. The said Helen Murff Galloway died on October 13, 1999. In Item II of her Will, she devised and bequeathed all of her property in equal shares to her two children, James D. Galloway, Jr. (a/k/a James D. Galloway) and Ann Galloway Lowe (a/k/a Ann Louise Galloway). An ancillary probate proceeding took place in Davidson County Probate Court, Case No. 00P-244. Pursuant to Tennessee Code Annotated Section 31-2-103 and by Order of Ancillary Probate and the Will of Helen Murff Galloway, of record as Instrument No. 20000302-0020315, Register's Office for Davidson County, Tennessee, said property was vested in equal shares

in James D. Galloway, Jr. and Ann Galloway Lowe and being part of the same property further conveyed to James D. Galloway Jr. and Ann Galloway Lowe, their respective heirs and assigns, as equal tenants in common by Quit Claim Deed from Jack W. Robinson, Jr. Trustee, dated July 3, 2016, filed for record 07/13/2016 in Instrument No. 20160713-0071935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 915 Chancery Lane, Nashville, TN 37205

(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 our hands this 31 day of August, 2016.

James D. Galloway Jr Ann Galloway Lowe

State of TENNESSEE

County of DAVIDSON

On this 31 day of August, 2016, before me, a Notary public in and for said County and State, personally appeared James D. Galloway, Jr., individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

My Commission Expires: 5-6-19

State of TENNESSEE

County of DAVIDSON

On this 31 day of August, 2016, before me, a Notary public in and for said County and State, personally appeared Ann Galloway Lowe, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

My Commission Expires: 5-6-19

File No.: 36941
Warranty Deed Individual BP LE1