BILL GARRETT, Davidson County
Trans:T20170048514 DEEDWARR
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Fees:13.00 Taxes:2090.50
20170607-0057071

WARRANTY DEED

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Cate Galletti	New Owner	104-01-0C
(NAME)	(NAME)	(MAP)
4000 Utah Ave		001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Polly Roffwarg and David Roffwarg, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Evelyn Cate Galletti and spouse Gabriel Galletti,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Unit A, as shown on Exhibit B of the Master Deed and Bylaws for Utah at 40th, a Horizontal Property Regime, with Private Elements, recorded in Instrument No. 20071009-0119960, as amended in Instrument No. 20071018-0123639, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Polly Roffwarg and David Roffwarg, wife and husband by Warranty deed from Jason A. Rye and wife, Sonja Rye of record in Instrument No. 20151029-0110210 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on October 29, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4000 Utah Ave, Nashville, Tennessee 37209

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 27 day of May, 2017.

Polly Roffwarg

David Roffwarg

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Polly Roffwarg and David Roffwarg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 27 day of May, 2017.

Notary Public Tyler Roach

My Commission Expires:

TYLER ROACH
Notary Public, Gwinnett County, Georgia
My Commission Expires May 19, 2019