WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2851753

Return to: Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NV-VRES-18-1300B

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 322,500.00 .

Affiant

Subscribed and sworn to me this the 9th day of February, 2018.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
1300 B Monetta Avenue NASHVILLE, TN ~~38216~~ 37216	Brooke E. Nixon 1300 B Monetta Ave Nashville, TN 37216	new owner property address	Part of 072-10-0-244.00

THIS INDENTURE is made effective the 13th day of October, 2017, by **Ashley F. Galmish and husband Edward Z. Galmish,** First Parties, for the purpose of conveying the premises described herein to Brooke E. Nixon, single women, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes At 1300 Monetta Avenue, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Condition and Restriction of record at Instrument No. 20160108-0002248, Units as amended in Instrument No. 20170112-0003678, Site Plan depicted on Exhibit "B" of said Amendment to the Declaration, in the Register's Office for Davidson County, Tennessee, together with interest in common areas.

Being the same property conveyed to Ashley F. Galmish and Edward Z. Galmish, wife and husband by Warranty deed from M Squared, LLC, a Tennessee limited liability company of record in Instrument No. 20170125-0007879 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 25, 2017.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in in Instrument No. 20160108-0002248, Unites as amended in Instrument No. 20170112-0003678, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

[CONTINUED ON FOLLOWING PAGE]

Bill Garrett Davidson County
Batch# 58724 **DEEDWARR**
02/13/2018 02:06:43 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20180213-0014322

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Ashley Galmish

Ashley F. Galmish

Edward Z. Galmish

Edward Z. Galmish

STATE OF Tennessee)
COUNTY OF Shelby)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley F. Galmish**, 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 SEAL AT OFFICE, in Shelby County, this the 13 day of October, 2017.

Clarissa Parker
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

Clarissa Parker NOTARY PUBLIC EXPIRES TENNESSEE Feb 29 2020 Shelby County

STATE OF Tennessee)
COUNTY OF Shelby)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Edward Z. Galmish**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Shelby County, this the 13 day of October, 2017.

Clarissa Parker
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

Clarissa Parker NOTARY PUBLIC EXPIRES TENNESSEE Feb 29 2020 Shelby County