ADDRESS NEW OWNERS and SEND TAX BILLS:
GERALD G. SHELTRA and wife, PAULINE F. SHELTRA
4838 Brick Church Pike
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 106527 DEEDWARR
06/19/2018 02:18:38 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180619-0059031

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 24 - 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT R. GALBREATH, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to GERALD G. SHELTRA and wife, PAULINE F. SHELTRA, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the Second District of Davidson County, Tennessee. Being a portion of the property of Lee Roy Taylor as of record in Deed Book 4634, Page 990, Register's Office for Davidson County, Tennessee, according to a survey dated. January 18, 1990 by Donald R. Carver, Registered Land Surveyor No. 271, described as follows:

Being Lot one on the plat of Lee Roy Taylor Property as of record in Plat Book 6050, Page 426, Register's Office for Davidson County, Tennessee; described as follows:

Beginning at a concrete monument on the northern margin of Brick Church Pike, said point being the southern corner of the property of Charles L. Johnson (Deed Book 5821, Page 785, Register's Office for Davidson County, Tennessee), and being the south east corner of this parcel; thence with the margin of Brick Church Pike, South 41 deg. 47' 54" West 134.43 feet to a concrete monument; thence leaving said road margin; North 48 deg. 16' 44" West 677.46 feet to an iron pin; thence North 42 deg. 17' 57" East 237.84 feet to an iron pin at an elm tree on the line of Charles L. Johnson; thence with the line of Charles L. Johnson for the next six calls, South 53 deg. 56' 01" East 59.90 feet to an iron pin at a walnut tree; thence continuing, South 41 deg. 07' 36" East 150.07 feet to an iron pin; thence continuing South 40 deg. 04' 41" East 103.86 feet to an iron pin; thence continuing South 40 deg. 06' 53" East 102.30 feet to an iron pin; thence continuing 42 deg. 31' 22" East 116.25 feet to an iron pin; thence continuing 29 deg. 37' 41" east 155.15 feet to the point of beginning, containing 3.164 acres, more or less.

Being the same property conveyed to Robert R. Galbreath and wife, Mary Allen Galbreath by Warranty Deed from Roy Lee Taylor, recorded on May 17, 2001 in Record Book 8110, Page757, Register's Office for Davidson County, Tennessee. Mary Allen Galbreath having died on May 24, 2014.

EASEMENT-SEWERAGE SOIL ABSORPTION SYSTEM:
Included herein is a permanent easement for a secondary sewerage soil absorption system extending approximately one foot onto a roadway or driveway leading to the adjoining property, as shown on the Plan of record in Book 6050, Page 426, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

This is improved property known as 4838 Brick Church Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of June, 2018.

Robert R Galbreath
by Maxie B Galbreath E.F.
ROBERT R. GALBREATH by Maxie B. Galbreath, attorney in fact.

Robert R Galbreath by
Kelly G Mendenhall/ATF
ROBERT R. GALBREATH by Kelly G. Mendenhall, attorney in fact.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, MAXIE B. GALBREATH and KELLY G. MENDENHALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT R. GALBREATH as Attorney-in-Fact, and who acknowledged that they executed the within instrument as the free act and deed of the said ROBERT R. GALBREATH.

Witness my hand at office, this 15 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4-10-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4-10-21

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