Karen Y Johnson Davidson County
Batch# 169955 DEEDWARR
12/04/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20181204-0118270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/14/19

(AFFIX SEAL)

R-VRES-18-5170-162

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Takara Williams	New Owner	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, Unit 162		**163-05-0B-153.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **KYLE L. GALBRAITH AND RACHEL H. ROBERTS-GALBRAITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAKARA WILLIAMS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 164, on the Plan of " Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes) as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register' s Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Kyle L. Galbraith, an unmarried person and Rachel H. Roberts, an unmarried person by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050805-0092436, Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 05, 2005.

The said Rachel H Roberts having since married and now being known as Rachel H Roberts-Gilbraith.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 9700, Pages 538 and 539, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241, Instrument No. 20021017-0127808, Instrument No. 20051128-0143120 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20140902-0079467, Instrument No. 20140717-0063137 and Instrument No. 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Bellsouth of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20140902-0079467, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway, Unit 162, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF DECEMBER, 2018.

Kyle L. Galbraith by [signature] AS ATTORNEY IN FACT
Kyle L. Galbraith by Nathan Keith as Attorney in Fact

Rachel H. Roberts-Galbraith by [signature] AS ATTORNEY IN FACT
Rachel H. Roberts-Galbraith by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE L. GALBRAITH AND RACHEL H. ROBERTS-GALBRAITH, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE L. GALBRAITH AND RACHEL H. ROBERTS-GALBRAITH.

Witness my hand and official seal, this the 3rd of December, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020