WARRANTY DEED

Karen Johnson Davidson County
Batch# 233140 DEEDWARR
05/22/2019 09:55:44 AM 2 pgs
Fees: $13.00 Taxes: $662.30

20190522-0048381

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karina Galeas	Karina Galeas	**175-02-0B-116.00**
(NAME)	(NAME)	
1539 Sprucedale Drive	1539 Sprucedale Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **AMY B. KOEPP, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARINA GALEAS, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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 First Civil District of Davidson County, Tennessee, being all of Unit No. 4501, Old Hickory Commons, Section Two and Three, filed for record as Instrument Number 20081117-0113467 and amended in Instrument Number 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Amy B. Koepp, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, executed June 14, 2016, recorded July 13, 2016 as Instrument Number 20160713-007724, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

1539 Sprucedale Drive			Antioch, TN	37013
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument Number 20081016-0104151 and Instrument No. 20081016-0104157, said Register's Office and (c) Restrictions of record in Instrument Number 20070920-0112646, Amended in Instrument Number 20080317-0026338, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20101222-0101832, Instrument Number 20130322-002875, Instrument Number 20140207-0011094, Instrument Number 20190502-0040940 and Instrument Number 20190502-0040941, said Register's Office.

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.

This Deed is not effective until May 21, 2019.

Witness my hand this 17th day of May 2019.

Amy B. Koepp

Amy B. Koepp

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF Randolph

Personally appeared before me, the undersigned, of said County, Amy B. Koepp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Asheboro, North Carolina this 17 day of May 2019.

Commission expires: 11/14/2023

TINA L. MCDOWELL
NOTARY PUBLIC
RANDOLPH COUNTY
STATE OF NORTH CAROLINA

Tina L McDowell

Notary Public