WARRANTY DEED

Karen Johnson Davidson County
Batch# 242754 DEEDWARR
06/13/2019 10:03:35 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20190613-0056806

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$172,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF June, 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 060
1 Public Homes LLC	Same	GROUP 03 0
7051 Hwy 70 South #315		PARCEL 134.00
Nashville, TN 37221		

For and in 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, we,

Nicole Galbreath, an unmarried woman
and
Michael Galbreath, a married man,
Heirs to the Estate of Lyvonne Beatrice Galbreath

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

1 Public Homes LLC, a Tennessee limited liability company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oak Valley Drive the common front corners of Lots 22 and 23; thence with the line between said lots southwardly 150.81 feet to a concrete monument at the rear corners of Lots 22, 23 and 24; thence with the line between Lots Nos. 23 and 24, westward 146.65 feet to a point in the easterly margin of Larkspur Drive; thence with said margin of said Drive northwardly 113.47 feet to a concrete monument at the beginning of a curve to the right having a radius of 28.35 feet; thence around said curve northeastwardly 43.94 feet to a concrete monument in the southerly margin of Oak Valley Drive; thence with said margin of said Drive, eastwardly 93 feet to the point of beginning.

Being the same property conveyed to Nicole Galbreath and Michael Galbreath by Affidavit of Heirship, dated June 10, 2019, and filed for record in Instrument No. 20190613-0056805, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl W. Galbreath, Jr and wife, Lyvonne B. Galbreath by warranty deed from James D. Townsend and wife, Edith Cupp Townsend, dated February 24, 1975 and recorded in Book 4897, Page 902, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Townsend and wife, Edith Cupp Townsend by deed from Oak Park Developers, Inc., dated March 9, 1966 and recorded in Book 3995, page 416 in the Register's Office for Davidson County, Tennessee.

This being inherited property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **166 Oak Valley Dr, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 11th day of June, 2019.

Nicole Galbreath

Michael Galbreath

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nicole Galbreath, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Galbreath, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027