THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621096

Karen Johnson Davidson County
Batch# 245876 **DEEDWARR**
06/20/2019 08:46:01 AM 2 pgs
Fees: $13.00 Taxes: $1,245.05

20190620-0059340

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $336,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2019.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Talton Williams 1997 Marital Trust 700 Craighead Street Nashville, TN 37204	New Owner	Tax Parcel ID No. 105071A20100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Galbierz, unmarried, and Andrew Galbierz, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy M. Ryans and Chan McCullough as Co-Trustees of the Talton Williams 1997 Marital Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384; assign of rights in Instrument No. 20180228-0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from 1260 Martin LLC, a Tennessee Limited Liability Company to James R. Galbierz and Andrew Galbierz as recorded on the 13th day of December, 2017 in Instrument No. 20171213-0126866 and part of Warranty Deed from LVH, LLC, a Tennessee limited liability company to 1260 Martin LLC, a Tennessee Limited Liability Company as recorded on the 18th day of November, 2015 in Instrument No. 20151118-0117172, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Subject to the Declaration for The 1260 Martin Condominium of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966,

20170724-0074509, 20170918-0095139 and 20170919-0095966, 20180227-0018384 assign of rights in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

Subject to the Declaration for The Finery Master Condominium of record in Instrument No. 20150807-0079087, Corrected in Instrument No. 20151005-0101050, amended in Instrument Nos. 20160601-0054729 and 20161118-0121688, Register's Office for Davidson County, Tennessee.

Easement for Purpose of Public Street Right of Way, recorded in Instrument No. 20151109-0113800.

Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151005-0101365.

All Matters set out in Metro Ordinance No. BL2013-403 recorded at Instrument No. 20130917-0097688.

This is improved property located at 1260 Martin Street #201 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2019.

James R. Galbierz

Andrew Galbierz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Galbierz and Andrew Galbierz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2023