WARRANTY DEED

Karen Johnson Davidson County
Batch# 249894 DEEDWARR
06/28/2019 08:56:29 AM 2 pgs
Fees: $13.00 Taxes: $1,119.25

20190628-0062859

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandria Jeanne Galyon and Amy N. Galyon	Raymond James Bank, N.A.	06115011400
(NAME)	(NAME)	
1138 Ardee Avenue	710 Carillon Parkway Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Petersburg, FL 33716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B.T. Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandria Jeanne Galyon and Amy N. Galyon, as tenants in common with rights of survivorship,** 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. 15 on the Plan of Block B, Resubdivision of Sunnymeade, of record in plat Book 974, pages 56 - 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to B.T. Properties, LLC by deed dated July 18, 2018 from Janice W. Stewart, Mary Martin Kilmon and Rose Eva Warpool of record in Instrument No. 20180727-0073302, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Walls and wife, Annie Pearl Walls, by deed from Gloria Carol Simpson of record in Book 4609, Page 978, Register's Office for Davidson County, Tennessee. James H. Walls died May 20, 2002, vesting title solely in Annie Pearl Walls as the surviving tenant by the entirety. Annie Pearl Walls died March 5, 2018. Janice W. Stewart and Mary Ann Martin a/k/a Mary Marlin Kilmon and Rose Eva Warpool are the devisees under the Will of Annie Pearl Walls, filed for probate on July 18, 2018 as Docket Number 18P-1174 in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐

This is improved ☑ property, known as 1138 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 26th day of June, 2019.

B.T. Properties, LLC

By: _____
Stephen Tyler Johnson, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen Tyler Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of B.T. Properties, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 26th day of June, 2019.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Galyon

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN