WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of June 2019. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Todd Beard	movement mortgage	161 02 0 020.00
(NAME) 5007 Meta Dr.	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Nicholas Galloway and Melyssa Galloway, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Beard**, 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. 86 on the Plan of McMurray Hills, of record in Plat Book 3700, page 5, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Galloway and Melyssa Galloway, husband and wife by Warranty Deed from Colleen M. Curran, unmarried dated March 11, 2016 and recorded March 14, 2016 as Instrument No. 20160314-0023956, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5007 Meta Dr., Nashville, TN 37211

Karen Johnson Davidson County
Batch# 257335 DEEDWARR
07/16/2019 09:32:55 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20190716-0069282

File Number: GRN-1905878SSO

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 our hands this 28 day of June, 2019

Nicholas Galloway, by Hillary Monroe Smith as attorney in fact

Melyssa Galloway, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicholas Galloway and Melyssa Galloway, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Nicholas Galloway and Melyssa Galloway, for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public

My Commission Expires: May 9, 2023

(SEAL)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

File Number: GRN-1905878SSO