Karen Johnson Davidson County
Batch# 272806 DEEDWARR
08/16/2019 02:33:39 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20190816-0082361

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$245,000.00~~ $240,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2019.

Notary Public

My commission expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Asa Newcomb, IV **Skylar Lynn Hash**	Wells Fargo —	**050030B20700CO**
1603 Berrywood Way	2701 Wells Fargo Way	
Nashville, TN 37207	Minneapolis MN 55467	

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 ACKNOWLEDGE, WE,

Andrew Brian Galea, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Asa Newcomb IV, a single person and Skylar Lynn Hash, a single person, as joint tenants 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. 120 on the Plan of Amended Final Plat of Mulberry Downs, Phase 1B, as shown of record in Plat Book 7900, page 818, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Brian Galea, single, by Special Warranty Deed from U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, dated October 2, 2017, of record in Instrument No. 20171026-0110081, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Deed Book 8053, page 316 amended in Book 9892, page 939, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1603 Berrywood Way, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR19-1603

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 in 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.

Andrew Brian Galea by Elena Galea attorney in fact Date: 8/12/19

Andrew Brian Galea by Elena Galea as his attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elena Galea, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Andrew Brian Galea, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No. 20190816-0082360, in said Register's Office.

Witness my hand, at office, this 12th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER