THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25876

Karen Johnson Davidson County
Batch# 274377 DEEDWARR
08/21/2019 09:20:46 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20190821-0083846

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August 2019

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

RETURN T
PREPARED BY:
BANKERS TITLE & ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Miles Marchetti	JP Morgan Chase Bank, N. A.	MAP
2013 A Galbraith Drive	1111 Polaris Parkway	PARCEL 131024P00200CO
Nashville, TN 37215	Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Galbraith Mash TN, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Miles Marchetti and Brian Buckley, wife and husband**

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 Unit No. B of 2013 Galbraith Drive, a Townhouse Planned Unit Development (Horizontal Property Regime with Private elements) as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2013 Galbraith Drive, of record in Instrument No. 20180516-0046737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Libra Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles David Fowler and Jennifer Barry Fowler, husband and wife, of record in Instrument No. 20151207-0122884, Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 07, 2015.

Being a portion of the same property conveyed to Galbraith Mash TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Libra Holding, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181114-0112054, Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 14, 2018.

NOTE: The address for this property is 2013 A Galbraith Drive, Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2013 A Galbraith Drive, Nashville, TN 37215.**

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( ) this the 19th day of August, 2019.

Galbraith Mash TN, LLC

BY: _____

ITS: Mgr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

Before me, a Notary Public in and for said State and County, personally appeared Billy Frank, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, **Galbraith Mash TN, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 19th day of August, 2019.

My Commission expires March 3 2020

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON