WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-19-4937 AP-CC

Karen Johnson Davidson County
Batch# 285146 DEEDWARR
09/13/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20190913-0092673

~~Name and~~ Address of New Owner:
Aaron Thomas, II
4929 Indian Summer Drive, Nashville, Tennessee 37207

Send Tax Bills To:
~~Aaron Thomas, II~~ Liberty Financial, a Div. of ETFCU
~~4929 Indian Summer Drive, Nashville, Tennessee 37207~~
1200 Forest Bridge Rd., Louisville, KY 40223
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 032-09-0B-019.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kirk W. Galbreath**, a single man "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Thomas, II**, a single man"the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Quail Ridge Section Seven of record in Instrument No. 200606270076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kirk W. Galbreath and Cynthia Y. Galbreath, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded January 11, 2006, of record in Instrument No. 20060111-0004250, in the Register's Office of Davidson County, Tennessee.

Being the same proerty conveyed to Kirk Glabreath by deed of record as Instrument No 201909130092672___, said Register's office.

This is improved property known as 4929 Indian Summer Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of September, 2019.

Kirk W Galbreath (SEAL)
Kirk W. Galbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2019, before me personally appeared Kirk W. Galbreath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2019.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Sworn to and subscribed before me this
6th day of September, 2019.

Notary Public
My commission expires: 3-1-2023
File No. 2019-520

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

