WARRANTY DEED

JASON R. JONES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 302559 DEEDWARR
10/18/2019 08:53:00 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20191018-0106758

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarah Marion Lundquist and Barton Galloway 320 Old Hickory Blvd. #2602 Nashville, TN 37221	New Owner	128-12-0A-127.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy Michaels, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sarah Marion Lundquist and Barton Galloway, wife and husband,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 127, Building 26 Eagle Ridge at the Reserve, Section 8 Phase 1B, horizontal property regime pursuant to the Tennessee Horizontal property act, as shown as the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003695, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Timothy Michaels, an unmarried man by Warranty Deed from Marita Buckles, unmarried, dated 06/03/2015, and Recorded 06/08/2015 of record in Instrument 201506080053406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 320 Old Hickory Blvd. #2602, Nashville, TN 37221

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 hand(s) this the 15th day of October, 2019.

Timothy Michaels

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Michaels with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of October, 2019.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

(SEAL)

