Name and Address of New Owner:
Salad Galgalo
5676 Deer Valley Trail
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-08-0A-066.00-CO

Karen Johnson Davidson County
Batch# 314593 DEEDWARR
11/12/2019 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20191112-0116526

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, **Reba M. Scales, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Salad Galgalo and Lula Galgalo, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 20, on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument No. 20060106—0002333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Reba M. Scales, unmarried, by Warranty Deed from S&Y CONSTRUCTION, INC., A TENNESSEE CORPORATION, dated 9/22/2006 and filed of record in Instrument No. 20060925-0118227 in the Register's Office for Davidson County. Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property commonly known as: 5676 Deer Valley Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, 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 8th day of November, 2019.

Reba M. Scales (SEAL)
Reba M. Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2019, before me personally appeared Reba M. Scales, 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 8th day of November, 2019.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of November, 2019.

Laura Elizabeth Mathis
Notary Public
My commission expires: 3-13-22
File No. 19-638

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)