THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-26782	COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,325,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2020. Notary Public MY COMMISSION EXPIRES: 01/15/2021 (AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Yeatman and Shannon Yeatman		
2013 B Galbraith Drive	New owner	131024P00100CO
Nashville, TN 37215		
(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, **Galbraith Mash TN, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jonathan Yeatman and Shannon Yeatman,**

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. **A** of 2013 Galbraith Drive, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as 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 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.

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 IMPROVED property known as **2013 B Galbraith Drive, Nashville, TN 37215.**

Karen Johnson Davidson County
Batch# 380112 DEEDWARR
03/31/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20200331-0034675

20200331003467S

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 Grantor's hand this the 27th day of March, 2020.

Galbraith Mash TN, LLC

BY: _____
Billy Frank, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Billy Frank,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **Galbraith Mash TN, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Chief Manager

Witness my hand and official seal this the 27th day of March, 2020.

My Commission expires: Jan 8, 2024

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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