Karen Johnson Davidson County
Batch# 429091 DEEDWARR
07/01/2020 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20200701-0070945

2020-427

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2020. Notary Public My commission expires: 5/2/22
(Notary Stamp)	DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Hesney and Sarah Hesney	**New Owner**	**131-02-4G-002.00CO**
2019 B Galbraith Drive		
Nashville, TN 37215		

FOR AND IN 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,

Pierre-Francois D'Haese and Jessica Terry D'Haese, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Hesney and Sarah Hesney, husband and wife

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 B on the Plan of 2019 Galbraith Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140827-0077996, as amended in Instrument No. 20150108-0002312 and Instrument No. 20150313-0021511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2019 GALBRAITH COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140827-0077996, as amended in Instrument Nos. 20150108-0002312 and 20150313-0021511, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Pierre-Fancois D'haese, by Warranty Deed, from Gala, LLC, a Tennessee limited liability company, dated May 20, 2016, of record in Instrument No. 20160524-0051756, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20140827-0077996, amended in Instrument No. 20150108-0002312, Instrument No. 20150313-0021511, Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Instrument No. 20140827-0077995, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2019 B 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 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 29th day of June, 2020.

Pierre Francois D'Haese by A. Scott Hubbard Attorney in fact
Pierre-Francois D'Haese by A. Scott Hubbard, his Attorney-In-Fact

Jessica Terry D'Haese by A. Scott Hubbard Attorney in fact
Jessica Terry D'Haese by A. Scott Hubbard, her Attorney-In-Fact

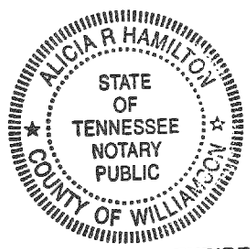
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Pierre-Francois D'Haese and Jessica Terry D'Haese, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Pierre-Francois D'Haese and Jessica Terry D'Haese, and is authorized by Pierre-Francois D'Haese and Jessica Terry D'Haese to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of June, 2020.

Notary Signature
My commission expires:

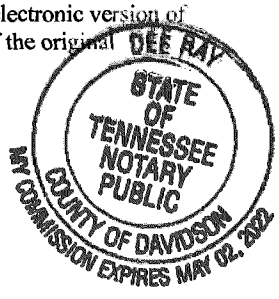
File #: 20-170
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027



MY COMMISSION EXPIRES:
JULY 26, 2021

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public