THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627784

Karen Johnson Davidson County
Batch# 440761 **DEEDWARR**
07/20/2020 12:33:39 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20200720-0079377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2020.

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner: Catherine Voorhees 3104 Blakemore Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 06 0 302.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Galbierz, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Voorhees, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. C, Block No. 1 on the Plan of A Subdivision of Lot No. 11 in Block No. 1, Lots No. 12 and 13 in Block No. 3 and Lots No. 12 and 13 in Block No. 4 in Fairfax Place, of record in Plat Book 547, Page 77, in the 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 Andrew Galbierz, Unmarried, by Warranty Deed from Vanderbilt Rock, LLC, of record in Instrument No. 20150709-0066511, in the Register's Office of Davidson County, Tennessee, dated July 02, 2015 and recorded on July 09, 2015.
Julie Eskind joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Andrew Galbierz.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision of Lot No. 11 in Block No. 1, Lots No. 12 and 13 in Block No. 3 and Lots No. 12 and 13 in Block No. 4 in Fairfax Place, as recorded in Plat Book 547, Page(s) 77.

This is improved property located at 3104 Blakemore Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2020.

Andrew Galbierz

Julie Eskind

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Galbierz and Julie Eskind, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2023