RETURN TO:
BANKERS TITLE & ESCROW (
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

CRT File No. 201031292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2020.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 520735 DEEDWARR
11/24/2020 12:08:19 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20201124-0137857

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin A. Coode 6311 Percy Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129-12-0-017.00

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, **William Galbreth and Patricia Ann Stephens and Joseph Galbreth** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Andrew Coode**, ("Grantee"), his 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(s) 211, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM W. GALBRETH and wife, PATRICIA A. GALBRETH, by deed from MURPHREE REALTY COMPANY, of record in Book 3954, page 157 , dated September 1, 1964 , said Register's Office.

WILLIAM W. GALBRETH died on or about June 5, 1989, leaving PATRICIA A. GALBRETH as the surviving tenant by the entirety.

PATRICIA A. GALBRETH died on or about May 6, 2020. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), under Case No. 20P1361, devised the subject property to her children, WILLIAM GALBRETH, PATRICIA GALBRETH STEPHENS and JOSEPH GALBRETH.

Patricia Ann Stephens and Patricia Galbreath Stephens being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 129-12-0-017.00.

Matters shown on the Plan of record in Plat Book 3600, page s 12, 13 & 14, said Register's Office.

Possible debts against the estate of Patricia Ann Galbreth.

This is improved property located at 6311 Percy Drive Nashville TN 37205

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 23rd day of November, 2020.

William Galbreth

Patricia Ann Stephens by William Galbreth, her Attorney-in-Fact

attorney-in-fact

Joseph Galbreth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Galbreth, and Joseph Galbreth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Galbreth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Patricia Ann Stephens and that he is authorized by Patricia Ann Stephens to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022