Karen Johnson Davidson County
Batch# 531817 DEEDWARR
12/14/2020 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20201214-0146442

2020-536

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me, this 8th day of DECEMBER, 2020.

Notary Public

My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aubrey R. Wernick	~~TBD~~ CAPSTAR BANK	**10212007900**
727 Summerly Drive	2002 RICHARD JONES RD A300A	
Nashville, TN 37209	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 ACKNOWLEDGE, WE,

Sarah N. Zanetis, Trustee of the Amended and Restated Revocable Trust of Joyce L. Galbreath UAD March 2, 2017

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

Aubrey R. Wernick

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 Lot 262, as shown on the map entitled Hillwood Estates, Section II, of record in Plat Book 2663, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Galbreath and wife, Joyce Galbreath, by Warranty Deed from J.E. Kessler and wife, Winnie Lee Kessler and B.R. Potter and wife, Joyce Paul Potter, dated August 12, 1960, of record in Book 3104, Page 353, Register's Office for Davidson County, Tennessee. Charles F. Galbreath and wife, Joyce L. Galbreath, conveyed subject property to Joyce L. Galbreath Revocable Living Trust, dated 9-2-2004, by Quitclaim Deed, dated November 10, 2004, of record in Instrument No. 20041117-0137936, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 727 Summerly Drive, Nashville, TN 37209.

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 in 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.

Sarah N. Zanetis, Trustee of the Amended and Restated Revocable Trust of Joyce L. Galbreath UAD March 2, 2017 Date: 12-8-2020

Sarah N. Zanetis, Trustee of the Amended and Restated Revocable Trust of Joyce L. Galbreath UAD March 2, 2017

STATE OF Indiana

COUNTY OF Hamilton

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sarah N. Zanetis** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Trustee of Amended and Restated Revocable Trust of Joyce L. Galbreath UAD March 2, 2017 and that they are authorized by Amended and Restated Revocable Trust of Joyce L. Galbreath UAD March 2, 2017 to execute this instrument on its behalf.

Witness my hand, at office, this 9 day of December, 2020.

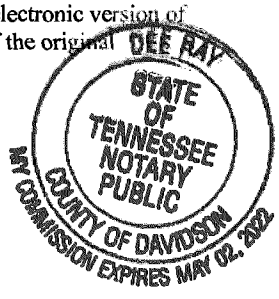
NOTARY PUBLIC

WADE DAVID COOK
Notary Public - Seal
State of Indiana
Hamilton County
My Commission Expires Mar 26, 2022

My Commission Expires: 3-26-22

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