#36031

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36031-01-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $705,000.00 Affiant Subscribed and sworn to before me this 1st day of March, 2021. Notary Public My Commission Expires: 10-2-23

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 584855 DEEDWARR
03/04/2021 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20210304-0028524

WARRANTY DEED

Address New Owner: Donald B. Orr, Trustee 111 LaSalle Court Nashville, TN 37205	**Send Tax Bills To:** New Owner 1091 Belle Meade Blvd Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13002002500

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, **Luther Anderson Galyon, IV and Martha W. Galyon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018 Miller B. Orr Trust** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 LaSalle Court, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of March 2021.

Luther Anderson Galyon, IV

Martha W. Galyon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luther Anderson Galyon, IV and Martha W. Galyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 and 13 of Block 5 on the Plan of Courts of Belle Meade as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Luther Anderson Galyon, IV and wife, Martha W. Galyon by deed dated January 31, 2012 from John David Fitzgerald, III and wife, Alberta Fitzerald of record in Instrument No. 20120209-0011767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13002002500.
2. All matters appearing on the Plan of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.
3. Agreement with Codes Administration for plumbing permit of record in Book 11452, page 709, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

