Karen Johnson Davidson County
Batch# 584861 DEEDWARR
03/04/2021 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20210304-0028533

#36030

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. 36030-01-2021**	*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:

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

WARRANTY DEED

Address New Owner: Luther Anderson Galyon, IV, Martha W. Galyon 150 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** New Owners 150 Windsor Dr. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13001009100

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, **Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luther Anderson Galyon, IV and Martha W. Galyon, husband and wife** ("Grantees"), their heirs 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 150 Windsor Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 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.

Donald B. Orr, Trustee

Donald B. Orr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald B. Orr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Miller B. Orr Trust dated May 3, 2018, and as such Trustee 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 the Westerly 40 feet of Lot No. 149 and the Easterly 56 feet of Lot No. 150 on the Plan of Bransford Realty Co's Belle Meade Golf Links Subdivision, as shown on plat of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Said property fronts 96 feet on the Northerly margin of Windsor Drive and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Edith Miller Orr, a married woman, by deed dated March 14, 2018 from Justin W. Hampton and Ansley P. Hampton, husband and wife, of record in Instrument No. 20180315-0024473, Register's Office for Davidson County, Tennessee. By Deed of record dated February ____, 2021 of record in Instrument No. _202103040028532_, Register's Office for Davidson County, Tennessee, Edith Miller Orr, a married woman, conveyed subject property to Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018

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 Grantees. Map and Parcel No. 13001009100.
2. All matters appearing on the Plan of record as Book 421, pages 94 and 95, 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:

