File#34476-8 Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 614422 DEEDWARR
04/14/2021 10:06:52 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20210414-0049693

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$399,900.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Preston R. Evans** | **United Wholesale Mortgage** | **Map 032-00-0 Parcel 104.00** |
| **1321 Hunters Lane** | **PO Box 11733** | |
| **Nashville, TN 37207** | **Newark, New Jersey 07101** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Edward C. Galbreath, III, a married man**

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

**Preston R. Evans, an unmarried man**

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:

**A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey dated February 22, 2003 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:**

**Beginning at an iron pin in the westerly margin of Hunters Lane, said beginning point marking the northeast corner of this tract, and the southeast corner of the property conveyed to Paul J. Dunn by deed of record in Book 931, Page 398, Register's Office for Davidson County, Tennessee (Map 32, Parcel 63 TAODCT); thence with the westerly margin of Hunters Lane, South 31 deg. 07' 03" East 337.21 feet to an iron pin, a corner to the remaining property of Edward C. Galbreath, Jr.; thence leaving Hunters Lane, South 70 deg. 44' 14" West 309.39 feet to an iron pin, a corner to the properties of Edward C. Galbreath, Jr., et ux, and Paul J. Dunn; thence with the line of Dunn, North 12 deg. 56' 38" West 376.56 feet to an iron pin, at or near the margin of a creek; thence crossing the meanders of the creek, North 83 deg. 17' 43" East 203.54 feet to the point of beginning, and containing 2.047 acres, more or less.**

**The said property is further described as being Lot No. 1 of the Galbreath Subdivision as shown on the Plat of record in Book 4595, Page 7, said Register's Office for Davidson County, Tennessee.**

**Being a part of the same property conveyed to Edward C. Galbreath, Jr. and wife, Mary Dunn Galbreath, by deed from P.J. Dunn et ux, of record in Book 2536, Page 159, said Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Edward C. Galbreath, III by Warranty Deed dated November 24, 1972, from Edward C. Galbreath, Jr. and wife, Mary Dunn Galbreath, of record in Book 4698, Page 608, Deed of Correction of record in Instrument No. 20030321-0037709, dated March 10, 2003, Register's Office for Davidson County, Tennessee.**

**Denise Galbreath, spouse of the above named Edward C. Galbreath, III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 4595, Page 7, said Register's Office of Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Boundary Line Agreement of record in Instrument No. 20190425-0038156, said Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__x__) Unimproved (____) property, known as **1321 Hunters Lane, Nashville, TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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.

Witness my/our hand(s) this **13th** day of **April, 2021.**

Edward C. Galbreath, III

Denise Ann Galbreath

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Edward C. Galbreath, III and Denise Ann Galbreath,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **13th** day of **April, 2021.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 12/14/24