Karen Johnson Davidson County
Batch# 709566 DEEDWARR
09/02/2021 01:37:22 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20210902-0118568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$390,000.00** (Three Hundred Ninety Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of September, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rodney Killion and Tin Nguyen 1315 Hunters Lane Nashville, TN 37207	**SAME AS NEW OWNER**	03200006400

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **EDWARD C. GALBREATH, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RODNEY KILLION, AN UNMARRIED MAN, A SIXTY-FIVE PERCENT (65%) UNDIVIDED INTEREST IN THE WHOLE AND TIN NGUYEN, AN UNMARRIED MAN, A THIRTY-FIVE PERCENT (35%) UNDIVIDED INTEREST IN THE WHOLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
Legal Description

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1315 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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

WITNESS, this 1st day of September, 2021

Edward C. Galbreath, Jr.
Edward C. Galbreath, Jr.

By Keturah Susanne Galbreath Lockridge
By: Keturah Susanne Galbreath Lockridge, as his Attorney-in-Fact BY HER AS HIS ATTORNEY IN FACT

By: Paula Lucille Galbreath Watson
By: Paula Lucille Galbreath Watson, as his Attorney-in-Fact Watson as his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of September, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson**, attorney in fact, to me known to be the persons who executed the foregoing instrument in behalf of **Edward C. Galbreath, Jr.**, and acknowledged that they executed that same as the free act and deed of the said **Edward C. Galbreath, Jr.**.

WITNESS my hand and official seal this the 1st day of September, 2021.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2021086183

EXHIBIT "A"

PROPERTY LYING ON THE WEST SIDE OF HUNTERS LANE AND BEING LOCATED IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO EDWARD C. GALBREATH, JR. BY DEED RECORDED IN BOOK 2536, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD (OLD) ON THE WEST RIGHT OF WAY LINE OF HUNTERS LANE (50' RIGHT OF WAY), THE SAME BEING THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT ENTITLED 'GALBREATH SUBDIVISION° OF RECORD IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T., AND PROCEEDING AS FOLLOWS:
1. THENCE, WITH THE WEST RIGHT OF WAY OF HUNTERS LANE, SOUTH 35'29'25" EAST 20.47 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 442.10 FEET. HAVING A RADIUS OF 617.14 FEET, A DELTA ANGLE OF 39'11'16", AND WITH A CHORD OF SOUTH 13'33'19' EAST, 413.92 FEET TO A POINT;
3. THENCE, CONTINUING WITH THE WEST RIGHT OF WAY LINE OF HUNTERS LANE, SOUTH 05'10'22' WEST, 184.93 FEET TO A POINT; THENCE. LEAVING THE WESTERLY RIGHT OF WAY OF HUNTERS LANE WITH EAST AND NORTH LINES OF CLAYTON PROPERTIES GROUP, INC. OF RECORD IN INSTRUMENT #20200131-0011678. R.O.D.C.T. THE FOLLOWING TWO CALLS (4 AND 5):
4. THENCE, NORTH 76'48'46° WEST, 275.12 FEET TO A 5/8` IRON ROD (OLD):
5. THENCE, NORTH 14'45'42" WEST, 440.42 FEET TO A IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE, WITH THE SOUTH LINE OF SAID LOT 1, NORTH 681 7'39° WEST, 309.82 FEET TO A 5/8° IRON ROD (OLD) TO THE POINT OF BEGINNING AND HAVING AN AREA OF 170,645 SQUARE FEET OR 3.91 ACRE, MORE OR LESS ACCORDING TO A SURVEY DATED AUGUST 24, 2021 BY KEVIN L. BIRDWELL, TN RLS #1797, RAGAN-SMITH ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TN 37206-4222.

BEING PART OF THE SAME PROPERTY CONVEYED TO EDWARD C. GALBREATH, JR. AND WIFE, MARY DUNN GALBREATH BY DEED FROM PAUL J. DUNN AND WIFE, REBECCA DALE DUNN OF RECORD IN BOOK 2536, PAGE 159 DATED APRIL 23, 1956 AND RECORDED ON APRIL 23, 1956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY DUNN GALBREATH HAVING SINCE DIED DECEMBER 5, 2005 LEAVING EDWARD C. GALBREATH, JR. AS SURVIVING TENAT BY THE ENTIRETY UPON HER DEATH.

EDWARD CARTER GALBREATH, JR. AND EDWARD C. GALBREATH, JR. IS ONE AND THE SAME PERSON.

KETURAH SUSANNE GALBREATH LOCKRIDGE AND PAULA LUCILLE GALBREATH WATSON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF EDWARD C. GALBREATH, PURSUANT TO THE POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. 20200114-0004740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1315 HUNTERS LANE, NASHVILLE, TENNESSEE 37207.