WARRANTY DEED

Karen Johnson Davidson County
Batch# 713010 DEEDWARR
09/10/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210910-0121730

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-13-25

SHERRY FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2428LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Aurora Investments, LLC, a Tennessee limited liability company	Aurora Investments, LLC	
5705 Brentwood Meadows Circle	718 Thompson Lane	161 13 0 002.00
Brentwood, TN 37027	Ste. 1081-452 Nashville, TN 37204-3600	

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, WE,

BRIAN A. GALLUTIA AND BRANDIE M. HUMPHREY NKA BRANDIE M. GALLUTI*

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

AURORA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 No. 27-A on the Plan of Zone Lot Division Lot 27 Section Two Brentwood Meadows, of record in Book 6250, Page 671, Register's Office for Davidson County, Tennessee.

Said Lot No. 27-A fronts 31.9 feet on the Westerly margin of Brentwood Meadows Circle and extends back 274.8 feet on the North line and 273.0 feet on the Southerly line, to a dead line on the rear, measuring 45.3 feet thereon.

Being the same property conveyed to Brian A. Gallutia and Brandie M. Humphrey*, by Warranty Deed from Lawrence Goodman, unmarried, of record in Book 10604, Page 24, in the Register's Office of Davidson County, Tennessee, dated September 8, 1997 and recorded on September 10, 1997.

*Brandi M. Humphrey is now known as Brandie M. Gallutia, having since married Brian A. Gallutia

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lot 27 Section Two Brentwood Meadows, as recorded in Plat Book 6250, Page(s) 671.

10. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6291, Page 292 and 6771, Page 442.

This is improved property known as 5705 Brentwood Meadows Circle, Brentwood, TN 37027

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 hand on the 1 day of September, 2021.

X _____

Brian A. Gallutia

X _____

Braudie M. Humphrey nka Brandie M. Gallutia

STATE OF KENTUCKY

COUNTY OF JESSAMINE

Personally appeared before me, a Notary Public of said County and State, BRIAN A. GALLUTIA AND BRANDIE M. HUMPHREY NKA BRANDIE M. GALLUTIA, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Jessamine Kentucky, this 1 day of September, 2021.

_____

Notary Public

My Commission Expires 03/31/25

KATIE ANN ALDRIDGE NOTARY PUBLIC # KYNP26755 MY COMMISSION EXPIRES 03/31/2025 COMMONWEALTH OF KENTUCKY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2021.

Signature
September 3, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 3, 2021.

Notary's Signature

My Commission Expires: 4-13-25

