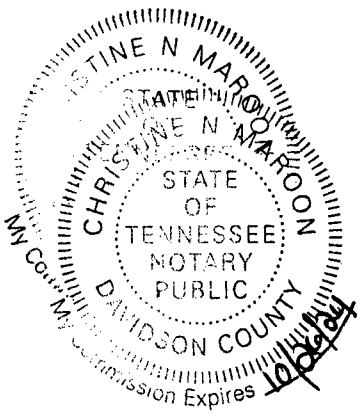
Karen Johnson Davidson County
Batch# 780613 DEEDWARR
12/28/2021 12:16:05 PM 2 pgs
Fees: $13.00 Taxes: $1,246.90
20211228-0170476

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

Amanda Binns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Tyler Manning	new owner	Parcel ID: 071 08 0 172.00
(NAME)	(NAME)	
530 Norton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Galactic Infill, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Tyler Manning, 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County.

Said Lot front 60 feet on the Southerly side of Norton Avenue and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Galactic Infill, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Gene Edward Slider, Single, of record in Instrument No. 20210621-0083546, in the Register's Office of Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021.

Being the same property conveyed to Arlan G. Slider, Unmarried, by Warranty Deed from Kenneth H. Hewgley and Wife, Katheline R. Hewgley, of record in Book 4569, page 436, in the Register's Office of Davidson County, Tennessee, dated January 12, 1972 and recorded on January 17, 1972. The said Arlan G. Slider died on May 11, 1972 and Affidavit of Inheritance recorded in Instrument No. 20180525-0050424.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 530 Norton Ave, 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, their heirs and assigns forever; and we do covenant with 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 our hands this 22 day of December, 2021

Galactic Infill, LLC, a Tennessee Limited Liability Company

BY: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Galactic Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

_____
Notary Public

My Commission Expires:

(SEAL)