Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4479

Karen Johnson Davidson County
Batch# 926646 **DEEDWARR**
10/06/2022 10:36:57 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20221006-0110252

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2022

Notary Public

Commission Expires: 03/06/24

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erik Bruce and Sidney D. Bruce 65 Lindsley Avenue 413 Nashville, TN 37210	ERIK BRUCE 5184 Flowermound Drive West Lafayette, IN 47906	093 11 0H 040.00

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,

Galea Capital LLC, a Michigan Limited Liability Company LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erik Bruce and Sidney D. Bruce, husband and wife,

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 413 of Muse, a Planned Unit Development (A Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (A Horizontal Property Regime), of record in Instrument Number 20200123-0008592 and Instrument Number 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed by Special Warranty Deed from 4 Berrien Partners, LLC to The Fuel Tank, LLC, recorded September 18, 2017, as Instrument No. 201709180095431 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from The Fuel Tank, LLC to Muse Nashville, LLC, recorded October 21, 2019, as Instrument No. 20191021-0107765 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Muse Nashville, LLC to Galea Capital, LLC, recorded January 24, 2022, as Instrument No. 20220124-0008802 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 65 Lindsley Avenue, 413, Nashville, TN 37210

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 so 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.

Dated this the 3rd day of October, 2022.

Galea Capital LLC, a Michigan Limited Liability Company LLC,

By: _____ Member
Christopher J. Galea, Member

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~WILLIAMSON~~ Oscoda

Before me, Michael Jason Thomson Notary Public of the state and county mentioned, personally appeared Christopher J. Galea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Galea Capital LLC, a Michigan Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Christopher J. Galea as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Oscoda County, Michigan, this 3rd day of October, 2022.

_____
Notary Signature

Printed Name: Michael Jason Thomson Notary Public

My commission expires: 12-29-2022

MICHAEL JASON THOMSON
NOTARY PUBLIC - MICHIGAN
OSCODA COUNTY
ACTING IN THE COUNTY OF Oscoda
MY COMMISSION EXPIRES 12/29/2022