PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41599
Dav. Co. File: Box 8

Instr:20000427004196O Page: 1 OF 2
REC'D FOR REC 04/27/2000 3:47:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $839.90

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John H. Haggard, Jr.<br>300 Brunswick Place<br>Nashville, TN 37221 | Old Kent Mortgage Company<br>800 East Beltline NE<br>Grand Rapids, MI 49525 |

**TAX MAP-PARCEL NUMBERS: 142-16-B-44**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 227000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph F. Gallivan and spouse, A. G. Gallivan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Haggard, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Arlington Green, Phase 1 of record in Plat Book 6900, page 399, amended in Book 7517, page 281, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Joseph F. Gallivan and wife, A. G. Gallivan by deed from David A. Wood of record in Book 9934, page 376, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 399, as amended in Book 7517, page 281, to which plan reference is hereby made for a more complete description there of; The Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, Book 8180, page 232 and Book 11232, page 427, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

**This is improved property, known as:** 300 Brunswick Place, Nashville, TN 37221

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of April, 2000.

**Joseph F. Gallivan**

**A. G. Gallivan**

**State of Tennessee**
**County of Davidson**

On this 21st day of April, 2000, before me the undersigned authority, personally appeared **Joseph F. Gallivan** and **A. G. Gallivan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227000.00

Affiant

Sworn and subscribed before me on the 21st day of April, 2000.

Notary Public

My Commission Expires: _____