WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 08:48 2pgs
Fees:13.00 Taxes:541.68

20020403-0040181

N-WEAVER-02-0670

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,400.00

Affiant

Subscribed and sworn to before me this 15th DAY OF March, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James ~~Janis~~ C. Gaddis	Union Planters Bank	
670 Tobylynn Drive (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	161-06-170
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARL M. GALLOWAY AND DEBBIE GALLOWAY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~JANIS~~* C. GADDIS AND MARGO B. GADDIS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 231 on th ePlan of Huntington Park, Section II, as of record in Book 4175 page 108, Register's office for said County.
Said Lot No. 231 fronts 99.60 feet on the northeasteriy side of Tobylynn Drive and runs back between lines 177.18 feet on its northwesterly line and 161.10 feet on its southeasterly line, to a line in the rear, on which it measures 80.00 feet.
Being the same property conveyed to Carl M. Galloway, unmarried by deed dated 12/4/1992 and filed 12/9/1992 in Book 8809 page 83, Register' s Office for said County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

*James

unimproved ( )
This is improved (X) property, known as 670 Tobylynn Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 15th day of March, 2002.

Carl M. Galloway
Carl M. Galloway

Debbie Galloway
Debbie Galloway

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carl M. Galloway and Debbie Galloway, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2002.

My Commission Expires:

Notary Public

My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of March, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138