Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#23952

Name and Address of New Owner:

John J. Galler
221 Stanford Village Drive
Antioch, TN 37013

Send Tax Bills To:

First Horizon Home Loan Corporation
2525 West End Ave.
Nashville, TN 37203

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050162

Map & Parcel No.
173-11-A-36

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value,

whichever is greater for this

transfer is $144,900.00

Davidson County DEEDWARR
Recvd: 06/09/05 12:34 2 pg
Fees:13.00 Taxes:536.13

20050609-0066053

Raelene Neal
Affiant
Subscribed and sworn to before me
on 05/31/05.

Notary Public

My Commission
Expires: 10-26-05

MARY ESTHER CHAMPION · NOTARY PUBLIC AT LARGE · WILLIAMSON CO., TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, John C. O'Neal and Megan B. O'Neal, husband and wife, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto John J. Galler and wife, ~~Kari Ann Galler~~ *KoriAnne Galler (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 101, on the plan of Section One, Stanford Villiage, as of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John C. O'Neal, an unmarried man and Megan M. Brewer, an unmarried woman by Warranty Deed dated 07/30/2001 of record in Instrument No. 20010803-0083043, and being further conveyed to John C. O'Neal and Megan B. O'Neal, husband and wife by Quitclaim Deed dated 04/15/2003 of record in Instrument No. 20030423-0054303, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2021 Stanford Village Drive, Antioch, TN 37013.

This conveyance is subject to: Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations set forth in restrictions of record in Instrument No. 20000203-0011283, reinstated by Instrument No. 20000228-0019107, as amended in Instrument Nos. 20000301-0020280, 20010319-0026310, 20020123-0009420 and in 20041108-0134204;Declarations of Covenants, Conditions and Restrictions of Stanford Village of record in Instrument No. 20000203-0011283, and amended and restated in Instrument No. 20000228-0019107, and further amended in Instrument No. 20000301-0020280; Charter of Stanford Village Homeowners' Association as of record in Instrument No. 20000217-0016310; By-Laws Stanford Village Homeowners' Association as of record in Instrument No. 20000217-0016311; Sanitary Sewers and/or Storm Drainage Easement as of record in Book 9466, Page 794; Right-of-Way Deeds conveyed to Metropolitan Government, of record in Book 2739, Page 637 and in Book 2740, Page 181; all matters shown on plat of record in Instrument Nos.20000204-0012060 and 20000204-0012061; and any and all matters of record the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/31/05.

John C. O'Neal

Megan B. O'Neal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. O'Neal and Megan B. O'Neal, husband and wife, the bargainor(s), with whom I am personally acquainted, (or proved to me 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, this the 31st day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2008