WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN KEVIN D. Exp. 11/24/07

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Crawford Gallimore	D. Crawford Gallimore	Map 130-09
(NAME)	(NAME)	
216 Page Road	216 Page Road	Parcel 94
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **GARY ABBAGNARO AND WIFE, ALISON ABBAGNARO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. CRAWFORD GALLIMORE, MARRIED**, 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. 4, Block 5, on the Plan of The Highlands of Bellemeade. of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary Abbagnaro, unmarried, by deed from Paul Willson and wife, Ellen H. Willson, of record in Instrument #20001113-0112354, said Register's Office. Gary Abbagnaro has since married. Alison Abbagnaro joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 180, said Register's Office; and (c) sewer easement of record in Book 6273, page 655, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 216 Page Road, Nashville, TN 37205

(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.

Davidson County DEEDWARR
Recvd: 06/27/05 10:17 2 pgs
Fees:13.00 Taxes:1480.00
20050627-0073340

Witness my hand this 24th day of June, 2005.

Gary Abbagnaro

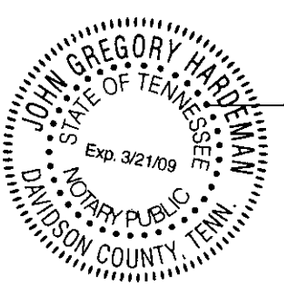
Alison Abbagnaro by Gary Abbagnaro,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Abbagnaro, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires:



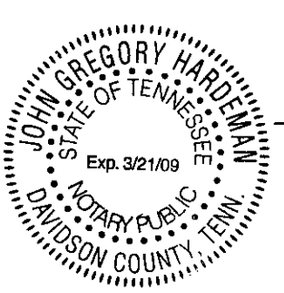
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2005, before me personally appeared Gary Abbagnaro, to me known to be the person who executed the foregoing instrument on behalf of Alison Abbagnaro and acknowledged that he executed the same as the free act and deed of Alison Abbagnaro.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires:



Notary Public