Davidson County DEEDWARR
Recvd: 07/13/06 08:25 2 pgs
Fees:13.00 Taxes:257.89

20060713-0084167

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#409

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Front Porch Properties, LLC	(NEW OWNER)	Map 96-10-
5543 Edmondson Pike #69		Parcel 112
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Peggy A. Galloway, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Front Porch Properties, LLC, a Tennessee limited liability company,** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 259, on the Plan of Clover Hill, Section V, of record in Plat Book 2133, page 88, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peggy A. Galloway, unmarried by warranty deed dated August 19th, 2003 from Danny Lee Smith, married of record in Instrument No. 20030822-0122201, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 2145, page 262 and in Book 2273, page 88, said Register's Office.**
3. **All matters appearing of record in Plat Book 2133, page 88, said Register's Office.**

This is improved property commonly known as **2932 Leatherwood Drive, Nashville, TN 37214.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $69,700.00.

Richard S. Troppel, mem
Affiant

Subscribed and sworn to before me this
6th day of July, 2006

Judy Painter-Rose
Notary public

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of **July, 2006**.

Peggy A. Galloway
Peggy A. Galloway

[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 **Peggy A. Galloway**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 6th day of **July, 2006**.

Judy Painter-Rose
Notary Public

My Commission Expires: March 31, 2007