WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF **July, 2007**

Notary Public

MY COMMISSION EXPIRES: 3/22/08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/02/07 10:58 2 pgs
Fees:13.00 Taxes:725.20

20070802-0091905

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric E. Gallagher and Katherine M. Porter	New Owner	**09213031400**
(NAME) **301 37th Avenue, North**	(NAME)	
(ADDRESS) **Nashville,TN 37209**	(ADDRESS)	
(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, **Susan C. DeSensi, Frank DeSensi, Jr. and Theresa C. DeSensi, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric E. Gallagher, unmarried and Katherine M. Porter, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 87 ON THE MAP OF SHIELDS WEST NASHVILLE PLAN, AS OF RECORD IN BOOK 57, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO SUSAN C. DESENSI, UNMARRIED, AND FRANK DESENSI, JR. AND THERESA C. DESENSI HUSBAND AND WIFE BY WARRANTY DEED FROM JENNIFER L. BIBEAU, RECORDED ON THE 19TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020819-0099789, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **301 37th Avenue, North, Nashville, TN 37209**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **July, 2007.**

Susan C. DeSensi

Susan C. DeSensi

Frank DeSensi
Frank DeSensi, Jr.
By: Susan C. DeSensi, Atty-In-Fact

Theresa C. DeSensi
Theresa C. DeSensi
By: Susan C. DeSensi, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Susan C. DeSensi,** who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/26/2007.

NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

Before me, the undersigned Notary, personally appeared Susan C. DeSensi, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Frank DeSensi, Jr. and Theresa C. DeSensi, and who acknowledged that she executed the same as the free act and deed of the said Frank DeSensi, Jr. and Theresa C. DeSensi, by virtue of a Power of Attorney, duly executed and appearing of record at Instrument Number 20070802009190 4, said Register's Office..

Witness my hand and official seal this 26 day of July, 2007.

NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN