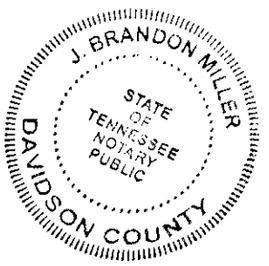
Davidson County DEEDWARR
Recvd: 04/29/08 11:09 2 pg
Fees:13.00 Taxes:860.25
20080429-0043595

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $232,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2008.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin J. Muldrew Ulrike Liselotte Heregger	New Owner	Map: 82-16-E
800 Woodland Street, Apt. 308		Parcel: 29.00CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROSE GALLAGHER, AS TRUSTEE OF AND THE ROSE M. GALLAGHER REVOCABLE TRUST DATED NOVEMBER 30, 1994**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN J. MULDREW AND WIFE, ULRIKE LISELOTTE HEREGGER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 308, together with parking space #3, and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed in Instrument 200209050107488, as amended by First Amendment in Instrument 200308260123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument 200208280104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel P Gallagher, unmarried and Rose Gallagher, unmarried by deed from City View Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument 200312110178010, said Register's Office, dated December 8, 2003. And being the same property conveyed to Rose M. Gallagher, as Trustee of the Rose M. Gallagher Revocable Trust dated November 30, 1994, as amended by Quitclaim Deed from Daniel P. Gallagher, unmarried and Rose Gallagher, also known as Rose M. Gallagher, unmarried, of record in Instrument 200411170138063, said Register's Office, dated November 3, 2004. And being the same property conveyed to Rose M. Gallagher, a single woman by Quitclaim Deed from Rose M. Gallagher, as Trustee of the Rose M. Gallagher Revocable Trust dated November 30, 1994 of record in Instrument 200508300103872, said Register's Office, dated August 18, 2005. And further being the same property conveyed to Rose M. Gallagher, as Trustee of the Rose M. Gallagher Revocable Trust dated November 30, 1994 by Quitclaim Deed from Rose M. Gallagher, a single woman of record in Instrument 200509130109794, said Register's Office, dated August 18, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 800 Woodland Street, Apartment 308, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2008.

Rose Gallagher, trustee

Rose Gallagher, as Trustee of the
Rose M. Gallagher Revocable Trust,
dated November 30, 1994

STATE OF IL
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rose Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the Rose M. Gallagher Revocable Trust dated November 30, 1994, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 25th day of April, 2008.

Nancy M. Grabs
Notary Public

My Commission Expires: 03-01-2010

