File No. 280800560

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/08 09:36 2 pgs
Fees:13.00 Taxes:555.00
20080909-0092046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Gallagher	MetLife Home Loans	061-12-0-006.00
(NAME)	(NAME)	
1203 Eastdale Avenue	PO Box 630148	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Margaret L. Robeson and Warren B. Robeson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michael P. Gallagher and wife, Lisa Bente Gallagher, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being the westerly 1/2 of Lot No. 14, all of Lot No. 15, and Part of Lot No. 16 of Block "F" on the Map of Section No. 2 of Jackson Park, of record in Book 843, Page 21 (erroneously identified as Book 2092, Page 15 in prior deeds), Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Eastdale Avenue at a point 10 feet East of the dividing line between Lots No. 16 & 17; thence in a line diagonally across Lot No. 16, 223 feet, more or less, to a point which is 10 feet West of the corner of Lots No. 15 & 16; thence easterly along the rear line of Lot No. 16, 15 and part of Lot No. 14, 85 feet to a point in the line of Lot No. 14; thence southerly 200 feet 2 1/2 inches, more or less, to a point in the northerly margin of Eastdale Avenue, thence westerly along the northerly margin of said Avenue 140 feet to the beginning.

Being the same property conveyed to Patricia M. Lampley and Betty 0. Lampley by Warranty deed dated April 24, 1985 and filed for record on May 9, 1985 of record in Book 6552, page 478, Quitclaimed by Betty 0. Lampley to Patricia M. Lampley August 18, 1989 and filed for record in Book 8180, Page 284, Quitclaimed by Patricia M. Lampley to Patricia M. Lampley, Margaret L. Robeson arid Warren B. Robeson October 27, 2000 and recorded in Instrument No. 200001030-017309, Quitclaimed by Patricia M. Lampley, Margaret L. Robeson and Warren B. Robeson to Patricia M. Lampley April 16, 2002 and tiled for record on April 18, 2002 at Instrument No. 20020418-0048129, Quitclaimed by Patricia M. Lampley to Patricia M. Lampley, Margaret L. Robeson and Warren B. Robeson dated October 9, 2003, and filed of record in October 17, 2003 all in the Register's Office for Davidson County Tennessee. The said Patricia M. Lampley having since died intestate vesting here share of the property in Margaret L. Robeson, her only heir in law. *in Instrument Number 20031017-0153835

Subject to all matters as set forth on the plat of record in Plat Book 843, Page 21, Register's Office of said County.

Subject property is not the principal resindence of Grantor(s).

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1203 Eastdale Avenue, Nashville, TN 37216
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hands this 2nd day of September, 2008.

Warren B. Robeson

Margaret L. Robeson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Margaret L. Robeson and Warren B. Robeson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2008.

Commission expires: 10/10/09

Notary Public



File Number: 280800560

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064