|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$109,850.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF October, 2008.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
(AFFIX SEAL)

GRANT TOLBERT NOTARY PUBLIC FORSYTH CO. GEORGIA MY COMMISSION EXPIRES FEB. 27, 2012

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra D. Gallagher 701 Hidden Hill Dr. Hermitage, TN 37076	Sandra D. Gallagher 701 Hidden Hill Dr. Hermitage, TN 37076	Map 76.05 Parcel 3

For and in 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,

Judy Tomlinson, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sandra D. Gallagher, unmarried

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:

Being Lot No. 2 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Leesa Ann Lane at the corner of Lots Nos. 1 and 2; thence with the line between said lots southeasterly 160.69 feet; thence with the line between Lots Nos. 2 and 3, northeasterly 163.56 feet to the southerly margin of Hidden Hill Drive; thence with the same northwesterly 61.43 feet to the beginning of a curve; thence around said curve westerly 39.27 feet to the southeasterly margin of Leesa Ann Lane; thence with the same southwesterly 87.66 feet to the beginning.

Being the same property conveyed to Judy Tomlinson by deed from Patricia Dotson, a widow dated May 31, 1994 of record in Book 9374, Page 805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **701 Hidden Hill Drive, Hermitage, TN 37076**
(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.

Witness my hand(s) this 17th day of October, 2008.

Judy Tomlinson
Judy Tomlinson

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

75243380
Record

Davidson County DEEDWARR
Recvd: 10/31/08 10:59 2 pgs
Fees:13.00 Taxes:406.45

20081031-0108665

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Judy Tomlinson, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

Susan Frensley Newton

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

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