BILL GARRETT, Davidson County
T20090017784 DEEDWARR
Recvd: 03/17/09 12:39 2 pgs
Fees:13.00 Taxes:980.50

20090317-0023924

WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Peagler	OWNER	
(NAME)	(NAME)	104-5
117 Bowling Avenue		
(ADDRESS)	(ADDRESS)	256
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Frances Beach Galloway**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas G. Peagler**, 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:

LAND in Davidson County, Tennessee, being Lot No. 318 in the Richland Realty Company's First Addition to Division "B", the plan of which is recorded in Book 332, page 174, in the Register's Office of Davidson County, Tennessee. Said Lot No. 318 fronts 50 feet on the westerly side of Bowling Avenue and extends back between parallel lines and along the northern margin of Meadowbrook Avenue 210 feet, more or less, to an alley.

Being the same property conveyed to John Elliott Galloway by Warranty Deed from L & L Partnership, a Tennessee General Partnership, recorded June 13, 1991 in Book 8374, page 212, Register's Office for Davidson County, Tennessee.

Frances Beach Galloway received subject property by Will of John Elliott Galloway recorded December 22, 2008 in Instrument No. 20081222-0121871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 117 Bowling Avenue, Nashville, TN 37205

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, has 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 our hands this 13th day of March, 2009.

Frances Beach Galloway

Frances Beach Galloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Frances Beach Galloway**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of March, 2009.

Kelly Ann Callaghan

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON