BOX 10-A

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

*Phone (615) 298-3312 - Fax 292-8746*



BILL GARRETT, Davidson County

Trans:T20100031043 DEEDWARR

Recvd: 05/24/10 12:14 2 pgs

Fees:13.00 Taxes:1698.30

20100524-0039823


RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215


Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50480
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert L. Baldwin<br>Thelma S. Baldwin<br>22 Washington Park<br>Nashville, Tennessee 37205 | Pinnacle National Bank<br>211 Commerce Street, Suite 300<br>Nashville, Tennessee 37201 |

**TAX MAP-PARCEL NUMBERS:** 116080A02200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$459,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Charles Gallagher , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Baldwin and spouse, Thelma S. Baldwin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Sugartree, Phase 1, of record in Plat Book 4675, pages 141 and 142 as amended in Book 4869, page 686, Book 5121, page 89 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John J. Gallagher and spouse, Kathryn B. Gallagher by Warranty Deed from James M. May and spouse, Vivien H. May dated November 20, 1992 and recorded on November 23, 1992, of record in Book 8793, Page 639, Register's Office for Davidson County, Tennessee. The said John J. Gallagher and Kathryn B. Gallagher have since died with John J. Gallagher predeceasing Kathryn B. Gallagher. The Last Will and Testament of Kathryn B. Gallagher, in Docket No. 02_1208, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to John Joseph Gallagher, Jr., Mary Kathryn Gallagher Kelly, Susanne Gallagher Robinson and Russell Charles Gallagher. By Quitclaim Deed dated December 23, 2004, recorded January 7, 2005, of record in Document No. 20050107-0002780, said Register's Office, John Joseph Gallagher, Jr., Mary Kathryn Gallagher Kelly and Susanne Gallagher Robinson conveyed their interest in subject property to Russell Charles Gallagher.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Pages 141 and 142 as amended in Book 4869, Page 686, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11755, Page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 22 Washington Park, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of May, 2010.

Russell Charles Gallagher

5-20-10

**State of** TENNESSEE
**County of** DAVIDSON

On this 20th day of May, 2010 , before me the undersigned authority, personally appeared Russell Charles Gallagher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY V. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $459,000.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2010

My Commission Expires: _____ KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Notary Public