This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

File No.: **10-1178**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/18/2010**, by and between **Lindsay Ronquillo and Jason Wayne Ronquillo, husband and wife**, parties of the first part, and **Katherine Ann Gallagher,**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

Being Lot No. 18 on the plan of Plummer Place of record in Plat Book 161, Page 39, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lindsay Ronquillo by deed from Martin R Bubis and Richard D. Vick, both married persons of record as Instrument No. 20090918-0087441, said Register's Office.

This conveyance is made subject to:

Parcel ID # **92-13-282**
☒ Improved OR
☐ Unimproved property located at: **313 Chamberlin Street, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Lindsay Ronquillo

Jason Wayne Ronquillo

BILL GARRETT, Davidson County
Trans:T20100074135 DEEDWARR
Recvd: 11/23/10 08:45 2 pgs
Fees:13.00 Taxes:629.00
20101123-0093676

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lindsay Ronquillo and Jason Wayne Ronquillo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of November, 2010.

Notary Public

My Commission Expires: 7/5/11

****

Owner's Name: **Katherine Ann Gallagher**

and Address: **313 Chamberlin Street, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF ~~**Davidson**~~ Williamson

Subscribed and sworn to before me this 18th day of November, 2010..

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 14, 2012