BILL GARRETT, Davidson County
Trans:T20110030223 DEEDWARR
Recvd: 05/20/11 13:40 2 pgs
Fees:13.00 Taxes:1642.80
20110520-0038885

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 110401**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is geater, for this transfer is: $144,000.00. Hillary Torrence Affiant Subscribed and sworn to before me, this17th day of May, 2011. Jennifer Crowell Notary Public My Commission Expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address New Owner: Erin Clayton Galloway and Kevin L Galloway 1601 Harding Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-09-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl Brett Young, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Clayton Galloway and Kevin L Galloway, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, SECTION 3, SEVEN HILLS, as shown on plat of record in Plat Book 2663, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl Brett Young, unmarried by Warranty Deed from Frank Fernandez and wife, Jennifer Fernandez, recorded on the 5th day of October, 2004 in Instrument No. 20041005-0119574, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1601 Harding Pl Nashville TN 37215.

Shelly Young, wife of Carl Brett Young, joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2011.

Carl Brett Young

Shelly Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Brett Young and Shelly Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014