WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of May, 2011.

Notary Public
My Commission Expires: (Affix Seal)

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lindsey A. Gallagher	SWBC Mortgage Corporation	081-08-0-518.00
1811 7th Avenue	5055 Maryland Way Suite 200	
Nashville, TN 37208	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nathan Barlowe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lindsey A. Gallagher, an unmarried woman** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of the Northerly of the Northerly 43' of Lot 420, and the southerly 20' of Lot No. 422, in the North 422, in the North Nashville Real Estate Company's Plan of Lots (Book 21, page 105) of record in Instrument Number 20061005-012398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nathan Barlowe by Warranty Deed from Alpha Development Company dated 3/19/07 of record in Instrument Number 20070328-0037035, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, a lien but not yet due and payable.
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- Subject to all matters as shown on the Plan of record in Plat Book 21, page 105 and Instrument Number 20061005-012398, Register's Office Davidson County, Tennessee.

This is improved property known as: **1811 7th Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 19, 2011.

Nathan Barlowe

BILL GARRETT, Davidson County
Trans:T20110030713 DEEDWARR
Recvd: 05/24/11 08:33 2 pgs
Fees:13.00 Taxes:555.00
20110524-0039498

STATE OF TENNESSEE
COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathan Barlowe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 19, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY