QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/01/12 13:26 3 pgs
Fees:17.00 Taxes:0.00
20120601-0047734

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey A. Gallagher	Mortgage Investors Group	081080A18000
(NAME)	(NAME)	
1811 7th Avenue N	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey A. Gallagher, an unmarried woman**, hereinafter called the Grantor(s), has quitclaimed unto **Lindsey A. Gallagher, an unmarried woman and Joseph A. Cox, an unmarried man**, hereinafter called the Grantee(s), their heirs and/or 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. 1 on the plan of Resubdivision of the Northerly 43' of Lot 418, all of of Lot 420, and the southerly 20' of Lot No. 422, in the North Nashville Real Estate Company's Plan of Lots (Book 21, Page 105) of record in Instrument Number 200610050123987, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey A. Gallagher, an unmarried woman by Deed from Nathan Barlowe, dated 05/19/2011 and filed for record on 05/24/2011 in Instrument 201105240039498, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 21, Page 105, Instrument 200610050123987, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1811 7th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 25th day of May, 2012.

Lindsey A. Gallagher

State of Tennessee
County of Wilson

Personally appeared before me Lindsey A. Gallagher, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my ~~hand and~~ seal this 25 day of May, 2012.

Notary Public
My Commission Expires: 8-3-15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

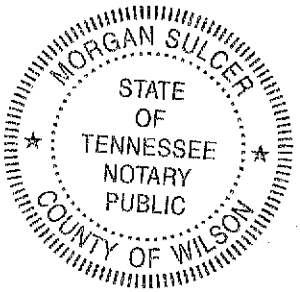
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013