Prepared by:
Centeinnial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1183

~~Prepared By and~~ Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Amanda J. Bowling, now known as Amanda Gallardo and husband, Don Gallardo,, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Sadie Bredthauer, unmarried, 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 Unit No. 42, Woodland Pointe Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200006070056981, 200010110101044 and amended in 2002072500089575; 200209040107261 and By-Laws of record in Instrument No. 20080104-0001237; and Instrument 200805210052236,of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amanda J. Bowling, unmarried, by deed from Sharon Longo, unmarried and Sandra Gonzales, unmarried of record in Instrument 200801160004876, Register's Office for Davidson County, Tennessee. Amanda J. Bowling is now married to Don Gallardo and known as Amanda Gallardo. Amanda J. Bowling and Amanda Gallardo are one and the same person. Don Gallardo, spouse of Amanda J. Bowling, now known as Amanda Gallardo, joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 307 Doe Ridge Court, Nashville TN, 37214.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of June, 2012.

Amanda J. Bowling Gallardo

Don Gallardo, by Amanda Gallardo, His Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20120048510 DEEDWARR
Recvd: 07/02/12 11:15 2 pgs
Fees:13.00 Taxes:399.60

20120702-0057795

State of Tennessee )
County of Davidson )

On this 29th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amanda J. Bowling Gallardo, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee
County of Davidson

On this the 29th day of June, 2012, before me personally appeared Amanda Gallardo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Don Gallardo acknowledged that such person executed the same as the free act and deed of Don Gallardo.

Notary Public

My commission expires: 5/20/14

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 108,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of June, 2012.

Notary Public

My Commission Expires: 9-3-2012

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

NEW OWNER:
Sadie Bredthauer
307 Doe Ridge Court
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Home Lending Source
7851 Freeway Circle
Middleburg Heights, OH 44130

TAX MAP-PARCEL #:
122-1-A-376