THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12061049**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of July, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Michael P. Gallagher 35 Vaughn's Gap Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 129-15-67

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jane A. Gallagher** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **Michael P. Gallagher,** his heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of SECTION 2, WARNER PARK VALLEY, of record in Book 3600, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Larry H. Hagar, Attorney, Trustee to Michael P. Gallagher, and wife, Jane A. Gallagher, as recorded on the 4th day of October, 2011 in Instrument No. 20111004-0076957 and Warranty Deed from Robert Leo Reynolds, unmarried to Michael P. Gallagher, an unmarried man as recorded on the 28th day of May, 1999 in Deed Book 11499, Page 455, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 35 Vaughn's Gap Road, Nashville TN 37205.

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

BILL GARRETT, Davidson County
Trans:T20120055634 DEEDQC
Recvd: 07/30/12 10:04 2 pgs
Fees:12.00 Taxes:0.00
20120730-0066757

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of July, 2012.

Jane A. Gallagher

Jane A. Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jane A. Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of July, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE
TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014