BILL GARRETT, Davidson County
Trans: T20120080224 DEEDWARR
Recvd: 10/23/12 08:54 2 pgs
Fees: 13.00 Taxes: 1524.40
20121023-0096822

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012100008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $412,000.00

Sworn to and subscribed before me this 17th day of October, 2012.

Affiant

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 7, 2013

My Commission Expires January 7, 2013

Address of New Owner:
Brian Dougherty and Melissa Kowalchik
924B South Douglas Avenue
Nashville, TN 37204

Send Tax Bills to:
F+M Bank
50 Franklin Street
Clarksville, TN 37040

Map-Parcel Numbers:
105130F00200CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carrie Gallo, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Dougherty and Melissa Kowalchik, husband and wife,** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, 924 South Douglas Avenue Townhomes as established under Master Deed of record in Instrument No. 20070625-0075880 as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carrie Gallo, a married woman by Deed from Kenneth J. Bleitner and Jill A. Bleitner of record at Instrument No. 201205250045711, Register's Office for Davidson County, Tennessee, dated May 17, 2012.

Gregory I. Gallo joins in the execution of this instrument to convey any interest he has in the property to the Grantee as spouse of Carrie Gallo.

This is improved property known as **924B South Douglas Avenue, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _x__ Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this17th day of October, 2012.

Carrie Gallo

Gregory I. Gallo

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Carrie Gallo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of October, 2012.

Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
Jul 20 2015