WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

Rutherford County Tennessee Notary Public Vanessa E. Allen

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

BILL GARRETT, Davidson County
Trans:T20120094430 DEEDWARR
Recvd: 12/10/12 15:33 2 pgs
Fees:13.00 Taxes:338.55

20121210-0113818

08513002500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robin P. Gallagher	First Community Mortgage, Inc.	
(NAME)	(NAME)	
204 Cliffdale Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121878

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Kimberly H. Lawson, Sheryl Low, Wendy Benson, David Gabbard and James Gabbard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robin P. Gallagher, a single woman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 18 and part of an abandoned street adjoining same on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, described according to survey by John Kohl, Surveyor, January 26, 1977, more particularly described as follows:

BEGINNING at a point in the North margin of Crestwood road and the West margin of Cliffdale Road; running thence Northwestwardly along the Westerly margin of Cliffdale Road 59.2 feet to a point; thence North 86° West 196.5 feet to a point at the Southwest corner of Lot No. 19; thence South 4° 30' West 100 feet to a point at the Northwest corner of Lot No. 17; thence South 86° East 150 feet to a point at a turn in Crestwood Road; thence with same, North 61° East 97.3 feet to the beginning.

BEING all of the same property conveyed to Robert C. Duteau and wife, Barbara W. Duteau by Warranty Deed from James H. Beale and wife, Marie B. Beale, dated January 26, 1977 and filed of record in Book 5109, Page 785, Register's Office for Davidson County, Tennessee. The said Robert C. Duteau and Barbara W. Duteau were divorced, pursuant to Divorce Decree, as set out as Exhibit A, of Affidavit appearing of record in Instrument 20070405-0040783, Register's Office for said County, subject premises was divested out of Robert C. Duteau and vested in Barbara W. Duteau. The said Barbara W. Duteau married Fred Sloan, Jr., becoming Barbara W. Sloan. The said Barbara W. Sloan died testate, a citizen and resident of Davidson County, Tennessee on July 19, 2003, and under the terms of her will, which will appears of record in the Seventh Circuit Court of Davidson County, Tennessee. Pursuant to Agreed Order to Probate the Estate of Barbara W. Sloan, a life estate was granted to Fred Sloan, Jr., with remainder to her children, Kimberly H. Lawson, Sheryl Law, Wendy Benson, David Gabbard and James Gabbard. The said Fred Sloan, Jr., is now deceased. (See also Affidavit in Furtherance of Title of record in Instrument 20070405-0040783, Register's Office for said County)

Sheryl Law and Sheryl Low is one and the same person.

Kimberly H. Lawson executed this instrument on behalf of Sheryl Low pursuant to Power of Attorney of record in Book _*___, Page _____, said Register's Office. * 20121210-0113817

unimproved ☐

This is improved ☒ property, known as 204 Cliffdale Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of November, 2012.

David Gabbard

James Gabbard

Kimberly H. Lawson

Sheryl Low by Kimberly H. Lawson, Attorney-in-Fact

Wendy Benson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kimberly H. Lawson, Wendy Benson, David Gabbard and James Gabbard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kimberly H. Lawson, Wendy Benson, David Gabbard and James Gabbard executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2012.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 27th day of November, 2012, before me personally appeared Kimberly H. Lawson, 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 Sheryl Low, and who acknowledged that she executed the same as the free act and deed of Sheryl Low.

Witness my hand and official seal this 27th day of November, 2012.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public