WARRANTY DEED

R-AK-13-215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reed A. Pittman	Avenue Bank	
215 Radnor Street	(NAME) 111 10th Avenue South, Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	119-14-10-290.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL GALLAGHER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REED A. PITTMAN, AN UNMARRIED MAN, AND CALLIE CRYAR, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 74 ON THE PLAN OF PLEASANT VIEW OF RECORD IN PLAT BOOK 421, PAGE 134, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 74 FRONTS 50 FEET ON THE SOUTH SIDE OF RADNOR STREET, FORMERLY BEYMER STREET AND RUNS BACK BETWEEN LINES 178.4 FEET ON THE EAST LINE AND 178.8 FEET ON THE WEST LINE TO AN ALLEY IN THE REAR, ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GALLAGHER BY DEED FROM EDWARD MEADOWS AND WIFE, SANDRA H. MEADOWS OF RECORD AT INSTRUMENT NO. 20070724-0087701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2007 AND RECORDED ON JULY 24, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID VIRGINIA GALLAGHER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )

This is improved (X) property, known as 215 Radnor Street, Nashville, Tennessee 37211

(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20130016841 DEEDWARR
Recvd: 02/28/13 15:28 2 pgs
Fees:13.00 Taxes:462.50

20130228-0020293

Witness my/our hand(s) this 25th day of February, 2013.

Michael Gallagher by John Gleaves as Attorney in fact

Virginia Gallagher by John Gleaves as Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of February, 2013, before me personally appeared JOHN GLEAVES 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 Michael Gallagher and Virginia Gallagher and who acknowledged he/she/they executed the same as the free act and deed of the said Michael Gallagher and Virginia Gallagher.

Witness my hand and official seal, this the 25th day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903