Davidson County DEEDWARR
Recvd: 08/05/13 15:57 3 pgs
Fees:18.00 Taxes:749.25

20130805-0081922

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10.11.15

LAURA D PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AA13-2226

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald C. Andrady	Gerald C. Andrady	
725 Benton Avenue (ADDRESS)	(NAME) 725 Benton Avenue (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	105-14-304.00

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 JEAN GALLOWAY-REED, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD C. ANDRADY AND WIFE, AUTUMN ANDRADY, 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. 7 of Block 12 on the Plan of the Subdivision of certain blocks in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly side of Grantland Avenue and runs back between parallel lines with the northerly margin of Warner Street, now Bradford Avenue, 165 feet to an alley.Being the same property conveyed to Alfred C. Galloway and wife, Lettie S. Galloway by Warranty Deed from Jeffery L. Williams and wife, Berry J. Williams of record in Book 6310, Page 17, Register's Office for Davidson County, Tennessee, dated April 24, 1979 and recorded on June 6, 1984. The said Alfred C. Galloway having since died.

Being the same property conveyed to Lettie S. Galloway, a life estate and the remainder to Jean Galloway-Reed in fee simple by Quitclaim Deed from Lettie S. Galloway, a widow and Robert Greene, Trustee of record in Book 8221, Page 973, Register's Office for Davidson County, Tennessee, dated July 15, 1990 and recorded on October 23, 1990. Lettie S. Galloway having died on November 11, 2007 leaving the property vested solely to Jean Galloway-Reed.

Grantor has never occupied said property as her primary residence.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2226 Grantland Avenue, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 30th day of July, 2013.

Jean Galloway Reed

Jean Galloway-Reed

STATE OF Tennessee
COUNTY OF Davidson

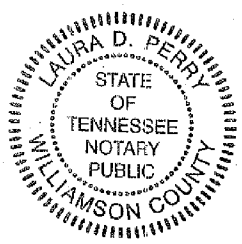
On this the 30th day of July, 2013, before me personally appeared Jean Galloway-Reed, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of July, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3/17/2014

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY