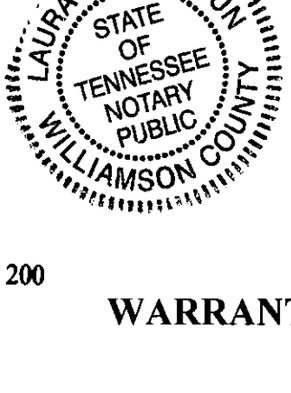
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $218,600.00.

Affiant

Subscribed and sworn before me this the 7th day of March, 2014.

Notary Public
My commission expires: 9/24/2016

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01888-19289

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Geman Gallego 1701 Stonewater Drive Hermitage, TN 37076	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	97-2A-115

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN MATTHEW CUMMINGS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GEMAN GALLEGO AND SHELLEY K. GALLEGO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Matthew Cummings, unmarried, by deed from Beazer Homes Corp., a Tennessee Corporation, dated April 19, 2012 of record in Instrument No. 20120423-0034605, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1701 Stonewater Drive, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of March, 2014.

John Matthew Cummings

BILL GARRETT, Davidson County
Trans:T20140016665 DEEDWARR
Recvd: 03/12/14 10:10 2 pgs
Fees:13.00 Taxes:808.82
20140312-0020608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Matthew Cummings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2014.

My commission expires: 6/26/2016

Notary Public

