BILL GARRETT, Davidson County
Trans:T20140021627 DEEDWARR
Recvd: 04/01/14 09:54 2 pgs
Fees:13.00 Taxes:1816.49
20140401-0026689

G#25774-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$490,942.00.**

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

Subscribed and sworn to before me, this the 27th day of March, 2014.

Notary Public

My commission expires: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert J. Gallagher and Kristen R. Gallagher	New Owner	**118130R00200CO**
3609-B Mayflower Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Craighead Terrell Properties, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Robert J. Gallagher and Kristen R. Gallagher, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit "B" on the Plan of 3609 Mayflower Place Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 3609 Mayflower Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130611-0059058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 3609 Mayflower Place Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130611-0059058, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Craighead Terrell Properties, a Tennessee general partnership, by Warranty Deed dated December 19, 2012, from James A. Terrell and his wife, Pamela P. Terrell, of record in Instrument No. 20121220-0117411, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations of record in Instrument No. 20130611-0059058, said Register's Office;

2) All matters shown on the Plan of record in Book 1424, Page 21, Register's Office of Davidson County, Tennessee:

3) Declaration of Covenants, Conditions and Restrictions and Bylaws of 3609 Mayflower Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130611-0059058, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **3609-B Mayflower Place, Nashville, TN 37204**.

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 and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 27th day of March, 2014.

Craighead Terrell Properties, a Tennessee general partnership

By: _____
Carl A. Neuhoff, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/ to be a Partner of **Craighead Terrell Properties, a Tennessee general partnership**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Carl A. Neuhoff, Jr., as Partner.

Witness my hand, at office in Nashville, Tennessee, this **27th** day of **March, 2014.**

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19-16