FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS April 3, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

WARRANTY DEED

This Instrument Prepared By ~~and Return To:~~

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #14-0144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya W. McCrea and Christopher A. McCrea		141-15B 49 CO
(NAME) 6833 River Ridge Drive	(NAME) New Owners	
(ADDRESS) Nashville,TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Bill Gallaher, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonya W. McCrea and Christopher A. McCrea,** - **wife and husband,** 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:

Being Lot No. 239 on the Plan of Rolling River Estates of record in Book 5200, page 81 and amended in Book 5562, page 993 and corrected in Book 6272 Page 196 Register's Office for Davidson County, Tennessee.

Refer to Surveyor's Certificate of Correction Lots 238 through 244 on the plat of Rolling River Estates Phase III of record in Book 6272, Page 196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill Gallaher, an unmarried person, by Warranty Deed from Tice Feldman and wife, Tammy L. Feldman recorded September 16, 2005 in Instrument Number 20050916-0111388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 6833 River Ridge Drive, Nashville, TN 37221
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20140023192 DEEDWARR
Recvd: 04/07/14 10:17 2 pgs
Fees:13.00 Taxes:691.53
20140407-0028627

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **April, 2014.**

Bill Gallaher

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Bill Gallaher**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **April, 2014.**

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5/4/15

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122