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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140026356 DEEDWARR
Recvd: 04/21/14 08:06 2 pgs
Fees:13.00 Taxes:1646.50
20140421-0032512

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53284
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kreigh Adam Bourff 105 Cherokee Road Nashville, Tennessee 37205	F&M Bank P.O. Box 451 Clarksville, TN 37041

TAX MAP-PARCEL NUMBERS: 10312003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen M. Galloway, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kreigh Adam Bourff, a single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 5 Block L on the Plan of Cherokee Park, Third Section of record in book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 5 of Block L. fronts 60 feet on the westerly margin of Cherokee Road and extends back 125.62 feet on the northerly line and 126.78 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Kathleen M. Galloway by Warranty Deed from Matthew Lee Busam and spouse, Mollie E. Peirick-Busam, dated June 2, 2006 and recorded on June 9, 2006 of record in Doc. No. 20060609-0068753, Register's Office for Davidson County, Tennessee.

Edward Galloway, spouse of Kathleen M. Galloway, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843 Pages 2 and 3, said Register's Office, which Plan shows a 35 foot minimum building setback line from Cherokee Road.

This is improved property, known as: 105 Cherokee Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2014.

Kathleen M. Galloway

Kathleen M. Galloway

Edward Galloway

Edward Galloway

State of TENNESSEE
County of DAVIDSON

On this 16th day of April, 2014 , before me the undersigned authority, personally appeared Kathleen M. Galloway and Edward Galloway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2014

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN