(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031172 DEEDWARR
Recvd: 05/06/14 12:40 2 pgs
Fees:13.00 Taxes:851.00
20140506-0038532

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Ann Gallagher	Churchill Mortgage Corp	171-03-0B
(NAME)	(NAME)	(MAP)
601 Old Hickory Blvd. Unit 35	7761 Old Hickory Blvd #400	229.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrea Goodman, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Ann Gallagher, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 35 on the plan of a Horizontal Property Regime (Private Element), Phase Two, Section Six, Townhomes of Fredericksburg, as of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrea Lewis by deed from Brittain Graham Whittemore, an unmarried woman of record in Instrument No. 20070801-0091183 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 01, 2007; and further

Being the same property conveyed to Andrea Goodman, a married woman, as her sole and separate property by Quitclaim from Andrea Goodman f/k/a Andrea Lewis, a married woman, joined by her spouse William Brent Goodman of record in Instrument No. 20130212-0014107, Register's Office for Davidson County, Tennessee, dated January 30, 2013 and recorded on February 12, 2013.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 601 Old Hickory Blvd. Unit 35, Brentwood, Tennessee 37027

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.

Witness my/our hand(s) this 30th day of April, 2014.

Andrea Goodman

William Brent Goodman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrea Goodman and William Brent Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2014.

Notary Public

My Commission Expires: 1/9/2016

