File First Title #1419135

ORIGINAL

Please return to:
First Title Insurance Company
1303 Carter Street/Chattanooga, TN 37402

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

BILL GARRETT, Davidson County
Trans:T20140054240 DEEDWARR
Recvd: 07/28/14 10:32 3 pgs
Fees:18.00 Taxes:2035.00
20140728-0066663

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas Gallant and Ellen Gallant 1024 Omohundro Place Nashville, TN 37210	Same as New Owner	Map 94-10 Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAVID C. LOVELACE and wife MARY K. LOVELACE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do hereby transfer and convey unto THOMAS GALLANT and ELLEN GALLANT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land (formerly three tracts) described according to a survey dated February 20, 2002 by Michael V. Holmes, Registered Land Surveyor, License No. 213, as follows:

BEGINNING at an iron pin marking the northeast corner of this tract and the southeast corner of the property conveyed to H & W Office Complex (Lot No. 1 on a plat of record in Plat Book 6200, page 437, Register's Office for Davidson County, Tennessee), said point being in the westerly margin of Omohundro Place; thence with the said margin of Omohundro Place, South 10 deg. 25 min. 00 sec. East 4.88 feet to an iron pin; thence, on a curve having a delta angle of 01 deg. 41 min. 37 sec., a radius of 3496.40 feet, a tangent of 51.68 feet and a length of 103.35 feet to an iron pin in the northerly margin of the Louisville and Nashville Railroad Right of Way; thence with said Right of Way, on a curve having a delta angle of 08 deg. 58 min. 09 sec., a radius of 1859.88 feet, a tangent of 145.87 feet and a length of 291.15 feet to an iron rod set, a corner to the property conveyed to Jimmy E. Allen and wife, Donna M. Allen, by deed of record in Deed Book 7011, page 945, Register's Office for Davidson County, Tennessee; thence with the line of Allen, North 17 deg. 41 min. 21 sec. West, 163.42 feet to an iron rod found, a corner to the H & W Office Complex; thence with the line of H & W Office Complex, North 81 deg. 12 min. 27 sec. East 162.27 feet to an iron rod set; thence, North 84 deg. 02 min. 28 sec. East 9.00 feet to an iron rod set; thence, North 11 deg. 28 min. 24 sec. West 0.74 feet to an iron rod set; thence, North 82 deg. 17 min. 52 sec. East 135.82 feet to the point of beginning, containing 41,641 square feet or 0.9560 acres, more or less.

BEING the same properties conveyed to DAVID C. LOVELACE and wife MARY K. LOVELACE by deed of record as Instrument No. 20020222-0023026, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated 2/20/02, by Michael V. Holmes, Registered Land Surveyor, No. 213.

The property is improved property located at 1040 & 1042 Omohundro Place, Nashville, TN 37210.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2014, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a 20-foot sewer easement crossing the southeast corner of the said property of record in Book 4952, page 284, Register's Office for Davidson County, Tennessee.

3. Subject to a TVA Easement and a TVA Tower located on the said property, as shown on the survey dated 2/20/02 by Michael V. Holmes, Registered Land Surveyor, License No. 213 and of record in Book 1181, page 176, said Register's Office.

4. Subject to a 30-foot Slope Easement recorded in Book 4118, page 286, Register's Office for Davidson County, Tennessee.

5. Subject to the Right of Way of Louisville and Nashville Railroad as shown on the survey dated 2/20/02 by Michael V. Holmes, Registered Land Surveyor, License No. 213..

6. Subject to Abandonment of Easement, Deed of Substitute Easement and Quitclaim to Correct Boundary of record in Book 6155, page 567, said Register's Office.

7. Subject to easements for utilities serving the property and any and all other matters as they may appear on the survey dated 2/20/02 by Michael V. Holmes, Registered Land Surveyor, License No. 213.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the

said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

DAVID C. LOVELACE

MARY K. LOVELACE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. LOVELACE and wife, MARY K. LOVELACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: June 26, 2014

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me, this the 25 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: June 26, 2014

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY