WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-RM-14-1221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,195.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Senter Enterprises Group, LLC	New owner	
(NAME)	(NAME)	**072-14-0-059.00**
1221 Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PATRICK MOORE GALLAGHER, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SENTER ENTERPRISES GROUP, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 and the easterly half of Lot No. 103 on the Plan of Chesterfield Place of record in Plat Book 332, Page 147, in the Register's Office for Davidson County, Tennessee. Said Lot No. 102 and the easterly half of Lot No. 103 front together 45 feet on the northerly side of Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Patrick Moore Gallagher, a single person by deed from Alice G. Carpenter, unmarried of record in Instrument No. 20040617-0071635 Register's Office for Davidson County, Tennessee, dated June 15, 2004 and recorded on June 17, 2004. (Value of consideration shown in aforementioned deed $61,900.00.)

This conveyance is subject to:
- Taxes for the year 2014.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1221 Chester Avenue , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140056045 DEEDWARR
Recvd: 08/01/14 11:18 2 pgs
Fees:13.00 Taxes:222.72
20140801-0068937

Witness my/our hand(s) this the 28th DAY OF JULY, 2014.

Patrick Moore Gallagher by Loy Carney, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK MOORE GALLAGHER, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK MOORE GALLAGHER.

Witness my hand and official seal, this the 28th of July, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212