WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061267 DEEDWARR
Recvd: 08/19/14 13:54 2 pgs
Fees:13.00 Taxes:592.00
20140819-0075284

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Katelyn J. Gallo **Ronnie E. Baker**	Magna Bank	**Map 083-02-0 Parcel 228-00**
1302 Chapel Avenue	6525 Quail Hollow Rd., Ste 300	
Nashville, TN 37206	Memphis, TN 38120	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Fred L. Gore and wife, Janet A. Gore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katelyn J. Gallo and Ronnie E. Baker, as tenants in common

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 part of Lot No. 12 on the Map of James Pryor Heirs Subdivision of Lots No. 19 and 20, of the Brownsville Tract, of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeast margin of Chapel Avenue 50 feet northwest of the northeast corner of Chapel Avenue and McKennie Avenue, the northwest corner of that part of said lot conveyed to A. L. Snell by deed of record in Book 741, Page 329, said Register's Office; thence with Snell's northerly line between Lots Nos. 12 and 13, 51 feet more of less to a point 30 feet more or less south of a 30 foot alley as shown on said plan, the southeast corner of that part of said lot conveyed to L. E. Stevens by deed of record in Book 814, Page 191, said Register's Office; thence westerly with Stevens' southerly line 133 feet more or less to a point in the northeasterly margin of Chapel Avenue, Stevens' southwesterly corner; thence southeasterly with the northeasterly margin of Chapel Avenue, 51 feet more or less to the point of beginning.

Being the same property conveyed to Fred L. Gore and wife, Janet A. Gore, by Deed dated July 30, 1996 from Charlcie C. Johnson-Beene, unmarried, of record in Book 10138, Page 30, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

Plan of record in Book 843, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **1302 Chapel Avenue, Nashville, TN 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 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 15 day of **August, 2014.**

Fred L. Gore

Janet A. Gore

Fred L. Gore

Janet A. Gore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Fred L. Gore and Janet A. Gore,** the within named sellers, 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 and official seal at Nashville, Tennessee, this 15 day of **August, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-2017