This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140064805 DEEDWARR
Recvd: 09/02/14 11:11 2 pgs
Fees:13.00 Taxes:740.74
20140902-0079638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $200,200.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicole Gallardo 730 N. 5th St. Nashville, TN 37207	Franklin American Mortgage Co. 501 Corporate Centre Drive #400 Franklin, TN 37067	082-07-0-423.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY HOSKINS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICOLE E. GALLARDO, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of an unnumbered tract as shown on the Map of Mrs. Sarah A. Hart's Subdivision of lots in East Nashville of record in Plat Book 57, Page 151, in the Register's Office for said County and described as follows: Beginning at a point in the westerly margin of North 5th Street, 150 feet south of the south margin of Arrington Street, being the southeast corner of the property conveyed to Minnie Martin by Deed from S.P. Holt and wife, of record in Book 1367, page 11, said Register's Office; thence, along Martin's south line westerly 170 feet to an alley; thence, with the margin of the same southerly 50 feet to a point; thence, easterly 170 feet to the westerly margin of North 5th Street; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Kelly Hoskins, unmarried by deed from Jan Watson of record in Instrument No. 20120319-0023135 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 19, 2012.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 730 N. 5th St., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of August, 2014.

Kelly Hoskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly Hoskins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2014.

My commission expires:

1/5/17

Notary Public

