Davidson County DEEDWARR
Recvd: 11/12/14 14:03 2 pgs
Fees:13.00 Taxes:740.00

20141112-0104366

WARRANTY DEED

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of November 2014

Notary Public

MY COMMISSION EXPIRES: 3/12/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Polymathic Properties, Inc., a California corporation	New Owner	092 13 0 314.00
(NAME) 707 Aldridge Rd. ~~391 37th Avenue North~~ #B	(NAME) Same	
(ADDRESS) Vacaville, CA 95688 ~~Nashville 37209~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric E. Gallagher and wife, Katherine P. Gallagher**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Polymathic Properties, Inc., a California corporation**, 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:

Land in Davidson County, Tennessee, being all of Lot 87 on the map of Shields West Nashville Plan, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Eric E. Gallagher, unmarried and Katherine M. Porter, unmarried by Warranty Deed from Susan C. DeSensi, Frank DeSensi, Jr. and Theresa C. DeSensi, husband and wife dated July 26, 2007 of record in Instrument No. 20070802-0091905, Register's Office for Davidson County, Tennessee.

Katherine M. Porter now known as Katherine P. Gallagher

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-140892

unimproved ☐
This is improved ☒ property, known as 301 37th Avenue North, Nashville, TN 37209

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, has 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 our hands this .

11/6/14
Eric Gallagher

11/6/14
Katherine P. Gallagher

STATE OF ~~TENNESSEE~~ Louisiana
~~COUNTY OF~~ Parish of New Orleans

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Eric Gallagher and Katherine P. Gallagher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2014.

Notary Public

My Commission Expires

(SEAL)

EMILE J. DREUIL, JR.
NOTARY PUBLIC PARISH OF
ORLEANS, STATE OF LA.
MY COMMISSION IS FOR LIFE.
BAR NO. 5077

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017