39B

This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Cr., Ste. B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me this 11th day of December, 2014

Notary Public

My Commission Expires: 5/8/15

BILL GARRETT, Davidson County
Trans:T20140096065 DEEDWARR
Recvd: 12/23/14 14:01 2 pgs
Fees:13.00 Taxes:564.25
20141223-0117526

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner:
Timothy P. Gallagher
Caroline L. Gallagher
2025 Woodmont Blvd., #203
Nashville, TN 37215

Send Tax Bills To:
Avenue Bank
3873 Cleghorn Ave
Nashville TN 37215

Map & Parcel:
117-11-0J-203.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jerry Wayne Carnes, sole surviving heir of Joe S. Carnes, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caroline L. Gallagher, an unmarried woman and Timothy P. Gallagher, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No.20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" on the aforementioned Master Deed.

Being the same property conveyed to Joe S. Carnes by deed from The Garden Partners, dated March 31, 2005 of record in Instrument No. 20050408-0038952, Register's Office for Davidson County, Tennessee. Joe S. Carnes having since died on February 23, 2013 and The Petition to Admit Will to Probate granted title to the property to Jerry Wayne Carnes as sole surviving heir.

This conveyance is subject to the following:

1. Covenants, Conditions, Restrictions and Agreements, including tahe agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.
2. Right of Entry Agreement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.
3. All assessments and taxes due in 2014 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2025 Woodmont Blvd., Unit 203, Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as

otherwise herein set out; Grantor does further covenant and bind him self, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of December, 2014.

Jerry Wayne Carnes, Individually and as
sole surviving heir of Joe S. Carnes

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Jerry Wayne Carnes, with whom I am personally acquainted, and who upon her oath, acknowledged that he executed the within instrument for the purpose therein contained .

Witness my hand, at Brentwood, Tennessee, this 11th day of December, 2014

NOTARY PUBLIC

My Commission Expires: 12-18-17

