GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150049319 DEEDWARR
Recvd: 06/19/15 15:49 3 pgs
Fees:18.00 Taxes:2586.30

20150619-0059110

THIS INSTRUMENT PREPARED BY: GOERGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $699,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Address New Owner As Follows: Patrick L. Galloway and wife, Heather M. Galloway 1914 Otter Creek Road Nashville, TN 37215	Send Tax Bills To: Morgan Stanley Bank, NA 1 Mortgage Way Mount Laurel, NJ 08054	Map-Parcel Number: 14416001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. KINTGEN AND WIFE, STEPHANIE BOESEL KINTGEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PATRICK L. GALLOWAY AND WIFE, HEATHER**

M. GALLOWAY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Otter Creek Estates, as of record in Book 2331, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 140 feet on the northeasterly side of Otter Creek Road and extends back 280 feet on the southeasterly side, 378 feet on the northwesterly side to a dead line and measures 170.9 feet.

Being the same property conveyed to David W. Kintgen and wife, Stephanie Boesel Kintgen, by deed dated February 25, 2011, from Patrick E. Burnett and wife, Alicia M. Ruggiero, of record in Instrument No. 20110303-0017005, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1914 Otter Creek Road, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19 day of June 2015.

David W. Kintgen

Stephanie Boesel Kintgen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID W. KINTGEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of June, 2015.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE BOESEL KINTGEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of June, 2015.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019