WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael P. Gallagher Lisa Bente Gallagher	Access National Mortgage	061-07-013.00
(NAME)	(NAME)	
980 Malquin Drive	1800 Robert Fulton Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Bockman, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael P. Gallagher and Lisa Bente Gallagher , husband and wife,** 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 Lot No. 20, Block 1, on the Plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Earle B. Toner, Jr. unmarried by Warranty deed from Steve Seigenthaler and Lance Sloan of record in Book 10749, page 662, Register's office for Davidson County, Tennessee, dated January 05, 1998 and recorded on January 07, 1198.

Being the same property conveyed to George Brandt and Eric Sox by Trustee's deed from Wilson & Associates, PPLC, successor trustee of record in Instrument No. 20140903-0080192 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on September 03,2014

Being the same property conveyed to Jeremy Bockman by Quitclaim deed from George Brandt and Eric Sox of record in Instrument No. 20140903-0080243 , Register's Office for Davidson County, Tennessee, dated September 03, 2014 and recorded on September 03, 2014.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 980 Malquin Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

BILL GARRETT, Davidson County
Trans: T20150051604 DEEDWARR
Recvd: 06/26/15 15:23 2 pgs
Fees: 13.00 Taxes: 1407.11

20150626-0061869

Witness my/our hands this 25th day of June, 2015.

Jeremy Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jeremy Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 9480

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018