G#27278-3 Box#14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055392 DEEDWARR
Recvd: 07/09/15 09:04 2 pgs
Fees:13.00 Taxes:3977.50
20150709-0066549

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Ryan Gallagher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HOUSTON W HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Gallagher and Hilary Gallagher	Avenue Bank	130 07 0 112.00
(NAME)	(NAME)	
3917 Trimble Road	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee 37215	
(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, We, **John M. Carter and Jennifer K. Carter, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Gallagher and Hilary 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 part of Lot No. 211 and part of 9th Street (now closed) on the Plan of Part of Royal Oaks Land Company's Subdivision of The Baker Tract, of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and described according to an unrecorded revised plan as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Maxwell George Horkins and wife by deed from Helen T. Dunn of record in Book 1514, page 197, said Register's Office; thence with said Horkins's easterly line southwardly 128 feet to said Horkins's southeast corner, continuing in the same direction 100 feet, more or less, in all 228 feet, more or less, to the northerly line of Lot No. 211; thence with said line, eastwardly 100 feet to a point 100 feet west of the southwest corner of Lot No. 216; thence northwardly and parallel with the westerly line of said Lot No. 216, 247 feet, more or less, to the southerly margin of Trimble Road; thence with said road, westwardly 101 feet, more or less, to the point of beginning.

BEING the same property conveyed to John M. Carter and wife, Jennifer K. Carter, by Warranty Deed from Clint E. Newman and wife, Lacey E. Newman, dated 12/28/07 and recorded 1/3/08 in Instrument No. 20080103-0000638, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3917 Trimble Road, Nashville, TN 37215
(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.

Witness my/our hands this 8th day of July, 2015.

John M. Carter

Jennifer K. Carter

State of Tennessee
County of Davidson

Personally appeared before me John M. Carter and Jennifer K. Carter, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 150701

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016