WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is . $744,000.00 Affiant Subscribed and sworn to before me, this the 1st day of July, 2015. Notary Public My commission expires: (AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxx A. Cua **Ashley G. Decker** **Nick R. Cua**	New Owner	**Map 130-08-0-D, Par 200.00CO**
4405 Westlawn Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan B. Gallagher and Hilary Gallagher, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxx A. Cua, unmarried and Ashley G. Decker* and Nick R. Cua, married as joint tenants with right of survivorship. *unmarried

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. 2 on the Final Plat of Cherokee Crossing, a Planned Unit Development, of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Ryan B. Gallagher and Hilary Dolan (now known as Hilary Gallagher), husband and wife, by Deed from Timothy Wise and Kristin Cason, husband and wife, dated September 26, 2002, of record in Instrument No. 20120928-0088351, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20050328-0032338, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

3) Declaration of Restrictive Covenants and By-Laws of Cherokee Crossing of record in Instrument No. 20051215-0150402, said Register's Office.

3) Charter of Cherokee Crossing Homeowners Association, Inc., of record in Instrument No. 20100203-0008714, said Register's Office

4) Title to that portion of the premises, if any, embraced within the Charter right-of-way of N.C. and St. L. Railroad.

5) Stormwater Detention Agreement of record in Instrument No. 20050118-0005960, said Register's Office.

6) Conveyance of common area to Cherokee Crossing Homeowners' Association, Inc., of record in Instrument No. 20100203-0008715, said Register's Office.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150058041 DEEDWARR
Recvd: 07/16/15 15:21 2 pgs
Fees:13.00 Taxes:2752.80
20150716-0069716

This is improved (_X__) Unimproved (____) property, known as **4405 Westlawn Drive, 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 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 hand(s) this **1st** day of **July, 2015.**

Ryan B. Gallagher
By Kathy Hand, his Attorney in Fact

Ryan B. Gallagher, by Kathy Hand, his Attorney-in-Fact

Hilary Colan Gallagher Via Kathy Hand, Her Attorney-in-Fact

Hilary Gallagher, by Kathy Hand, her ~~Attorney-in-Fact~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Ryan B. Gallagher and Hilary Gallagher**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ryan B. Gallagher and Hilary Gallagher for the purpose therein contained, by signing the name of Ryan B. Gallagher and Hilary Gallagher by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2015.

Katherine Goodson
Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.