PREPARED BY:
BANKERS TITLE & ESCROW CORP.
2310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20150079037 DEEDWARR
Recvd: 09/17/15 10:32 3 pgs
Fees:18.00 Taxes:1591.00
20150917-0094340

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32652-09-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me this 14th day of September, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Gaffney, Ginger Holt 1508 Gale Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 117 08 0 197 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary Lynn Thoman, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lauren Gaffney and spouse Ginger Holt, as tenants by the entireties with the right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1508 Gale Lane, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of September, 2015.

Mary Lynn Thoman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Lynn Thoman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2015.

GEORGE E. NUDER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 20 feet and 2 inches of Lot 238 and all of Lot 239 and the easterly 20 feet and 2 inches of Lot 240 in Victoria Place, a plan of which is of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot and parts of lots join and front together 100 feet and 10 inches on the north side of Gale Avenue and extend back northwardly between parallel lines 185 feet, more or less, to an alley, 12 feet wide.

Being the same property conveyed to Mary Lynn Thoman, unmarried, by deed dated August 29, 1997 from John A Thoman, Sr. and Gertrude R. Thoman, Trustees of The Thoman Family Living Trust with full power, of record in Book 10590, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117 08 0 197 00.
2. All matters appearing on the Plan of record as Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.