BILL GARRETT, Davidson County
Trans:T20150083194 DEEDWARR
Recvd: 09/30/15 12:44 2 pgs
Fees:13.00 Taxes:1443.00
20150930-0099331

Warranty Deed

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$390,000.00~~. Affiant Subscribed and sworn to before me, this the 29th day of September, 2015. Jennifer Crowell Notary Public My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clayton Caissie	New Owner	
980 Malquin Drive		061-07-0-013.00
Nashville, TN 37216-1723		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL P. GALLAGHER AND LISA BENTE GALLAGHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON CAISSIE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 I, on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, in the 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, 1998.

Being the same property conveyed to George Brandt and Eric Sox by Trustee's deed from Wilson & Associates, PLLC, 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.

Being the same property conveyed to Michael P. Gallagher and Lisa Bente Gallagher, husband and wife by Warranty deed from Jeremy Bockman, unmarried of record in Instrument No. 20150626-0061869 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 26, 2015.

MPG
XBB

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 980 Malquin Drive, Nashville, TN 37216-1723.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2015.

Michael P. Gallagher

Lisa Bente Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael P. Gallagher and Lisa Bente Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2015.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018