BILL GARRETT, Davidson County
Trans:T20150089737 DEEDWARR
Recvd: 10/21/15 13:23 2 pgs
Fees:13.00 Taxes:573.50

20151021-0107120

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Stephen Gallion and Anna Gallion	**same as new owner**	**108-04-0-062.00**
944 Wemberton Drive		
Nashville, TN 37214		

****

That **Janelle G. Driver and Andrea Driver Brocker** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Stephen Gallion and Anna Gallion, husband and wife** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section 2, Larchwood, as of record in Plat Book 5200, Pages 207 and 208, as amended in Book 5638, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn C. Williamson by Warranty deed from Jon Tyler Bruce, unmarried of record in Book 10871, page 493, Register's Office for Davidson County, Tennessee, dated March 26, 1998 and recorded on April 03, 1998.

The said Carolyn C. Williamson died intestate on October 22, 2001 and is survived by her sole heirs at law Janelle G. Driver and Andrea Driver Brocker.

This is imrpoved property known as 944 Wemberton Drive Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 19 day of October, **2015.**

Janelle G. Driver

Andrea Driver Brocker

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Janelle G. Driver,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 19 day of October, **2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF Florida

COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Andrea Driver Brocker,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 19 day of October, **2015.**

Carla Mangano
Notary Public

CARLA MANGANO
Commission # FF 142007
Expires July 15, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Expires: 7-15-18

State of TENNESSEE

County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$155,000.00**.

Sworn to and subscribed before me this 19th day of October, **2015.**

Affiant

Notary Public

My Commission Expires: 6/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066