Davidson County	DEEDWARRSP
Recvd: 12/30/15 10:50	5 pgs
Fees:27.00 Taxes:0.00	
20151230-0131005	

Commitment Number: 15310833

After Recording, Send To:

Boston National Title LLC
129 W Trade Street., 9th Floor
Charlotte NC, 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Bridget Galloway, 1200-1202 Currey Rd., Nashville, TN 27217

EXEMPT: Quitclaim deed given for no monetary consideration Section 67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
120-13-0-058.00 & 120-13-0-059.00

SPECIAL WARRANTY DEED

Bridget Dougher n/k/a Bridget Galloway married to **James Willis Galloway Jr.**, hereinafter grantor, whose tax-mailing address is **1200-1202 Currey Rd Nashville TN 27217**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Bridget Galloway**, as sole and separate property, hereinafter grantee, whose tax mailing address is **1200-1202 Currey Rd., Nashville, TN 27217**, the following real property:

The following described land located in the County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lot Nos. I and 2 on the Plan of Seven Oaks Estates, Section One as of record in Book 5200, page 617, Register's Office for said County. Said Lot Nos. I and 2 front 150.00 feet on the north side of Curry Road and extends back 147.24 feet on the east line and 147.70 feet on the west line to a dead line measuring 161.59 feet thereon.

Being the same property conveyed to James E. Jose and Donald W. Comstock by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee of record in Book 11110, page 625, Register's Office for Davidson County, Tennessee.

Subject to any and an easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters Plat Book 5200, page 617, Register's Office for Davidson County, Tennessee. Subject to restrictive covenants of record in Book 6439, page 266, Register's Office for Davidson County, Tennessee.

Tax ID: 120-13-0-058.00 & 120-13-0-059.00

Being that parcel of land conveyed to Bridget Dougher, unmarried from James E. Jose and Donald W. Comstock by that deed dated 1/21/1999 and recorded 1/22/1999 in deed book 11308, at page 300 of the Davidson County, TN public registry.

Property Address is: 1200-1202 Currey Rd., Nashville, TN 27217

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 11308, Page 300**

Executed by the undersigned on December 9, 2015:

Bridget Dougher n/k/a Bridget Galloway

James Willis Galooway Jr.

STATE OF Georgia

COUNTY OF Cobb

The foregoing instrument was acknowledged before me on December 9, 2015 by **Bridget Dougher n/k/a Bridget Galloway** and **James Willis Galooway Jr.** who are personally known to me or have produced GA DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

TAMORRA BUCHANON
Notary Public, Georgia
Cobb County
My Commission Expires
June 23, 2018

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of GA
County of Cobb

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of November, 2015.

X _____
Affiant

*Bridget Galloway
Print Name

TAMORRA BUCHANON
Notary Public, Georgia
Cobb County
My Commission Expires
June 23, 2018

(Seal)

_____
Notary Public

My commission expires:

6/23/2018

Tamorra Buchanon
Print Name

True Copy Certification

I, Nidia Somerville, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nidia Somerville
Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie Fisher, a notary public for this county and state, Nidia Somerville, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Natalie T. Fisher
Notary's Signature

My Commission Expires: March 20, 2019
Notary' Seal (if on paper)

