Davidson County DEEDWARR
Recvd: 01/26/16 10:14 3 pgs
Fees:18.00 Taxes:1387.50
20160126-0007300

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is 375,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2016.

Notary Public

My commission expires: 9/18/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Cardwell **Lauren Elizabeth Cardwell**	**SunTrust Mortgage, Inc.**	**14608007200**
4900 Timberhill Drive	**1001 Semmes Avenue, RVW 5093**	
Nashville, TN 37211	**Richmond, VA 23224**	

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

Courtney Blair Gallimore and Eric Gallimore, wife and husband

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

Michael Cardwell and Lauren Elizabeth Cardwell, husband and wife

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. 399 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, page 91, 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 Courtney Blair Minges, a single person, from Michael J. Hale and wife, Melanie S. Hale by Warranty Deed dated December 13, 2013 and of record in Instrument No. 20131223-0129449, Register's Office for Davidson County, Tennessee. Courtney Blair Minges having since married Eric Gallimore, is now known as Courtney Blair Gallimore. Courtney Blair Minges and Courtney Blair Gallimore are one and the same person. Eric Gallimore joins in this conveyance for the purpose of conveying all his rights and interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4900 Timberhill Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we do covenant with 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 in 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 21 day of January, 2016.

Courtney Blair Gallimore

Eric Gallimore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Courtney Blair Gallimore and Eric Gallimore, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of January, 2016.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-24293

True Copy Certification

I, **Tammy McCauley** , 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

