Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Caroline L. Gallagher, an unmarried woman and Timothy P. Gallagher, an unmarried man, joint tenants with right of survivorship hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Cella and Reba Cella, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C on the aforementioned Master Deed.

Being the same property conveyed to Caroline L. Gallagher, an unmarried woman and Timothy P. Gallagher, an unmarried man, as joint tenants with right of survivorship, by deed from Jerry Wayne Carnes, sole surviving heir of Joe S. Carnes, deceased, dated December 11, 2014, of record as Instrument No. 20141223-0117526, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2025 Woodmont Boulevard Apt 203, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20160027784 DEEDWARR
Recvd: 04/06/16 09:12 2 pgs
Fees:13.00 Taxes:601.25
20160406-0032782

WITNESS THE EXECUTION HEREOF this 30 day of March, 2016.

Caroline L. Gallagher

Timothy P. Gallagher

State of North Carolina
County Moore)

On this 30 day of March, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caroline L. Gallagher and Timothy P. Gallagher, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

P. Darnell Armstrong
Notary Public

My Commission Expires: 11/1/2020

P. Darnell Armstrong
Notary Public
Moore County, NC
My Commission Expires 11/1/2020

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 162,500.00.

Timothy P. Gallagher
Affiant

Sworn and subscribed before me on this the 30th day of March, 2016.

P. Darnell Armstrong
Notary Public

My Commission Expires: 11/1/2020

P. Darnell Armstrong
Notary Public
Moore County, NC
My Commission Expires 11/1/2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William Cella	NEW OWNER	117-11-J-203.00
~~2025 Woodmont Boulevard Apt 203~~		
~~Nashville, TN 37215~~		
1602 Ashford Ct.		
Murfreesboro, TN 37129		