WARRANTY DEED

File No. 0001610

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P Gallagher	ACCESS NATIONAL MTG	094-01-0-061.00
(NAME)	(NAME)	
601 S. 12th Street	1800 ROBERT FULTON DR STE 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	RESTON, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Regal Homes Co.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael P Gallagher and Lisa Bente Gallagher, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 58 on the Plan of Payne, Blakemore & Cummings Addition, as of record in Book 57, Page 70, Register's Office of Davidson County, Tennessee, and a part of Eastside Avenue, now closed, by Ordinance NO. 62-279, of record in Office of the Metropolitan Clark of Nashville and Davidson County, Tennessee, and described together as follows:

Beginning at a point in the Easterly margin of South Twelfth Street, said point being the Southwest corner of Lot No. 58 of said plan; thence along the Easterly margin of South Twelfth Street in a Northerly direction 75 feet to a point in the middle of Eastside Avenue, now closed, said point being 25 feet North of the Northwest corner of Lot No. 58 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet North of the line of Lot No. 58, Easterly 161 feet to a point in the Westerly margin of an alley; thence along the Westerly margin of said alley, Southerly 75 feet to a point, said point being the Southeast corner of Lot No. 58 on said plan; thence along the Southerly line of Lot No. 58 of said plan, Westerly 161 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Jean F. Ingram (also known as Hallie Jean Ingram) to Regal Homes Co, as recorded on the 25th day of March, 2015 in Instrument No. 20150325-0025458, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed by Warranty Deed from Irvin Wolf and wife, Mary K. Wolf to John W. Ingram & wife, Jean F. Ingram, also known as John Wesley Ingram and wife, Jean Fisher Ingram, as recorded on the 28th day of May, 1965 in Deed Book 3895, Page 701, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 601 S. 12th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans: T20160032209 DEEDWARR
Recvd: 04/19/16 15:58 2 pgs
Fees: 13.00 Taxes: 1850.00
20160419-0038013

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 is 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 hand this 15th day of April, 2016.

Regal Homes Co.

Steven D. Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steven D. Reigle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Vice President of Regal Homes Co., a Tennessee Corporation, the within named bargainor, and that he/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Vice President.

Witness my hand this 15th day of April, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206