Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0162

Warranty Deed

BILL GARRETT, Davidson County Trans:T20160050626 DEEDWARR Recvd: 06/15/16 10:43 2 pgs Fees:13.00 Taxes:1332.00 20160615-0060503	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 17th day of May, 2016. Notary Public My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Michael Farris Julie Farris	Origin Bank	
1203 Eastdale Avenue	1800 Hudson Lane Suite 2A	061-12-0-006.00
Nashville, TN 37216-2203	Monroe, LA 71201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL P. GALLAGHER AND LISA BENTE GALLAGHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL FARRIS AND JULIE FARRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly 1/2 of Lot No. 14, all of Lot No. 15 and part of Lot No. 16 of Block "F" on the Map of Section No. 2 of Jackson Park of record in Plat Book 834, Page 21, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Eastdale Avenue at a point 10 feet East of the dividing line between Lots No. 16 & 17; thence in a line diagonally across Lot No. 16, 223 feet, more or less, to a point which is 10 feet West of the corner of Lots No. 15 & 16; thence Easterly along the rear line of Lot No. 16, 15 and part of Lot No. 14, 85 feet to a point in the line of Lot No. 14; thence Southerly 200 feet 2 1/2 inches, more or less, to a point in the Northerly margin of Eastdale Avenue, thence Westerly along the Northerly margin of said Avenue 140 feet to the beginning.

Being the same property conveyed to Michael P. Gallagher and wife, Lisa Bente Gallagher by Warranty deed from Margaret L. Robeson and Warren B. Robeson of record in Instrument No. 20080909-0092046 Register's Office for Davidson County, Tennessee, dated September 02, 2008 and recorded on September 09, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1203 Eastdale Avenue, Nashville, TN 37216-2203.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2016.

Michael P. Gallagher

Lisa Bente Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael P. Gallagher and Lisa Bente Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

