# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109231 DEEDWARR
Recvd: 12/13/16 09:47 2 pgs
Fees:13.00 Taxes:573.50
20161213-0130397

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of December 2016.

Notary Public
My Commission expires: (Affix Seal)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Matthew T. Rogers | new owner | 107-04-0-028.00 |
| 555 Lockwood Drive | | |
| Nashville, TN 37214 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leah R. McCracken, now known as Leah M. Gallagher**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew T. Rogers, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 45, on the Plan of Larkwood, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Leah R. McCracken, unmarried from Gary Neal Howell, unmarried, and Julia M. St. Clair f/k/a Julia M.S. Howell, unmarried by Warranty Deed on September 23, 2011, of record in Instrument Number 20111003-0076135, Register's Office for Davidson County, Tennessee.**

**Leah R. McCracken is now known as Leah M. Gallagher.**

**Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3186, Page 181, Register's Office for Davidson County, Tennessee.

This is improved property known as: **555 Lockwood Drive, Nashville, TN 37214**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 9, 2016.

**Leah M. Gallagher**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leah M. Gallagher,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 9, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY