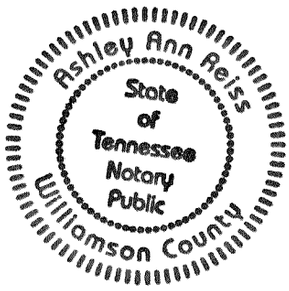
Davidson County DEEDWARR
Recvd: 01/24/17 12:12 3 pgs
Fees:18.00 Taxes:1258.00
20170124-0007676

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Alyna Rayne
Affiant

Subscribed and sworn to before me, this the 20th day of January, 2017. Ashley Ann Reiss
Notary Public

My commission expires: 2/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samuel A. Gallagher **Kristin Gallagher**	Gardner Financial Services LTD, dba Legacy Mutual Mtg	Map 081-11-0 Parcel 379.00
1833 N Ave 46	3503 Paesanos Parkway	
Los Angeles, CA 90041	San Antonio, TX 78231	

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

Music City Development, LLC, a Tennessee limited liability company

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

Kristin Gallagher and Samuel A. Gallagher, a married couple

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 the north 25 feet of Lot No. 274 and the south 12 1/2 feet of Lot No. 275 on the Map of D. T. McGavock and others Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 37 1/2 feet on the westerly side of 14th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Michael Wissel, as to an undivided 1% interest, and Dallas W. Monday, Jr., as to an undivided 99% interest, as tenants in common, by Deed dated November 17, 2015 from Robert Luke McCrary and Jennifer Coffin, husband and wife, of record in Instrument No. 20151118-0116829, Register's Office for Davidson County, Tennessee, and further to Music City Development, LLC, a Tennessee limited liability company by Quitclaim Deed dated February 19, 2016 from Michael Wissel, married, and Dallas W. Monday, Jr., married, of record in Instrument No. 20160223-0017125, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 21, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1613A 14th Avenue North, Nashville, TN 37208**

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 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/our hand(s) this **20th** day of **January, 2017.**

Music City Development, LLC, a Tennessee limited liability company

BY:_____

Michael F. Wissel, member

BY:_____

Dallas W. Monday Jr., member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael F. Wissel and Dallas W. Monday, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of **Music City Development, LLC, a Tennessee limited liability company,** the within named bargainor, and that they, as members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Michael F. Wissel and Dallas W. Monday, Jr.,** as members.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **January, 2017.**

_____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

