This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 01/24/17 12:15 4 pgs
Fees:22.00 Taxes:0.00
20170124-0007679

The actual consideration is $0.00.

Alyssa Rayne
AFFIANT

NEW OWNER:

Gallagher Family Trust
1833 N. Ave 46
Los Angeles, CA 90041

Subscribed and sworn to before me this
the 20th day of January, 2017.

Ashley Ann Reiss
NOTARY PUBLIC

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

081-11-0-379.00

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

My Commission Expires: 2/9/2020

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Kristin Gallagher and Samuel A. Gallagher, married couple, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Samuel Gallagher and Kristin Gallagher, Trustees of the Gallagher Family Trust dated September 24, 2016 (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

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, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Music City Development, LLC, a Tennessee limited liability company by Warranty deed from Michael Wissel, married, and Dallas W. Monday, Jr., married of record in Instrument No. 20160223-0017125 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

Being the same property conveyed to Kristin Gallagher and Samuel A. Gallagher, a married couple, by Warranty Deed dated January 20, 2017 from Music City Development, LLC, a Tennessee limited liability company, of record in 20170124-0007676 *, Register's Office for Davidson County, Tennessee.*

This property is commonly known as 1613 A 14th Ave, N. Nashville, TN 37208.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 20th day of January 2017.

GRANTOR:

Kristin Gallagher by Samuel A. Gallagher as attorney in fact

Kristin Gallagher by Samuel A. Gallagher as attorney in fact

Samuel Gallagher

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Gallagher* with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

*Kristin Gallagher by Samuel A. Gallagher as attorney in fact and

Witness my hand, at office, the 20th day of January, 2017.

Ashley Ann Reiss

NOTARY PUBLIC

My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

20161745R

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)

