(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

CRT File No. 170511743

BILL GARRETT, Davidson County
Trans:T20170045455 DEEDWARR
Recvd: 05/30/17 10:28 2 pgs
Fees:13.00 Taxes:740.00
20170530-0053220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2017.

Notary Public
My Commission Expires

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Quinn F. Gallen 163 Elkmont Drive Nashville TN 37211-2919	new owner	Tax Parcel ID No. 133-03-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Walker and Brandie Walker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Quinn F. Gallen, a single man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section One, Southlake of record in Plat Book 2083, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Walker and Brandie Walker, husband and wife by Warranty deed from William C. Beasley, Personal Representative of The Estate of Mary B. Dematus of record in Instrument No. 20140116-0004456 Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on January 16, 2014.

The execution of this instrument is effected by the signature of Michael L. Walker as Attorney-in-fact for Brandie Walker which Power of Attorney is recorded in Instrument No. 20170530-0053219, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property located at 163 Elkmont Drive Nashville TN 37211-2919

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2017.

Michael L. Walker
Michael L. Walker

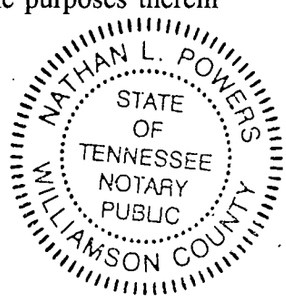
Brandie Walker by Michael L. Walker as attorney in fact
Brandie Walker by Michael L. Walker as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael L. Walker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Walker, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Brandie Walker of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

