STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Lee Ann Maloney
Affiant

Davidson County DEEDWARR
Recvd: 07/12/17 09:08 3 pgs
Fees:18.00 Taxes:891.70
20170712-0069934

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 11-5-2018
File No. G17-8752D

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy Galloway (NAME)	Uwharrie Bank (NAME)	018-08-7.00
204 Pear Orchard Drive (STREET ADDRESS)	167 N. Second Street (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Albemarle, NC 28002 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Matthew Ryan Tally and Jessica Tally, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Galloway**, 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 Lot No. 19 on the plan of CONNELL HILLS, of record in Book 2900, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

BEING the same property conveyed to Matthew Ryan Tally and wife, Jessica Tally from Alison Mason Butler, Sandra Mason-Johnson and Carol Mason Bollinger, as the Only Heirs-At-Law of Alfred E. Mason, Deceased, by Warranty Deed dated April 25, 2014, as Instrument No. 20140516-0042070, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3841, page 24, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 141, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers as recorded in Book 4805, page 905, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jessica Tally is signed by her duly appointed Attorney-in-fact Matthew Ryan Tally, pursuant to the Power of Attorney recorded in Instrument # 20170712-0069933, said Register's Office.

This is improved property, known as 204 Pear Orchard Drive, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 7th day of July, 2017.

Matthew Ryan Tally — July 07, 2017 Date

JESSICA TALLY Jessica Tally By

By: Matthew Ryan Tally, Attorney-in-Fact — July 07, 2017 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Matthew Ryan Tally , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of July, 2017.

My Commission Expires: 8-21-18

Notary Public

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Matthew Ryan Tally, Attorney-in-Fact for Jessica Tally, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 2017.

My Commission Expires: 8-21-18

Notary Public

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021