THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712805** BILL GARRETT, Davidson County Trans:T20170077211 DEEDWARR Recvd: 09/05/17 09:00 2 pgs Fees:13.00 Taxes:1624.30 20170905-0090649	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Kathryn Douglas and Thomas Gallagher 2403 Elliott Avenue Nashville TN 37204-2701	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-14 195.00

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, **Richard A. Devries and Sara Devries, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Douglas, a married woman and Thomas Gallagher, a married man, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the map of Robert Lee Bibb's Subdivision of record in Book 547, Page 194, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 55.0 feet on the Westerly margin of Elliott Avenue, formerly Martha Street, and runs back between parallel lines 165.0 feet to an alley, measuring 55.0 feet thereon.

Being the same property conveyed by Warranty Deed from Barrett Ward, married to Richard A. Devries and Sara Devries, husband and wife, as recorded on the 1st day of November, 2016 in Instrument No. 20161101-0115197 and Special Warranty Deed from The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-15 to Barrett Ward, as recorded on the 20th day of July, 2012 in Instrument No. 20120720-0063835, in the Register's Office of 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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERT LEE BIBB'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 194.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2403 Elliott Avenue Nashville TN 37204-2701

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, its 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 25th day of August, 2017.

Richard A. Devries

Sara Devries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Devries and Sara Devries, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public