Bill Garrett Davidson County
Batch# 125004 DEEDWARR
08/06/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180806-0077243

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 6th day of August, 2018.

Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Shannon S. Bozeman<br>834 Barrington Place Dr.<br>Brentwood, TN 37027 | New Owner | 171-04-0C 016.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAUREEN GALLAGHER, A SINGLE WOMAN, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to SHANNON S. BOZEMAN, A SINGLE WOMAN, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maureen Gallagher, a single woman, by deed from Terry L. Butler and wife, Shirley A. Butler, dated 01/07/2014, of record in Instrument No. 20140108-0001939, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 834 Barrington Place Dr., Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her successors, 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.

MG

Witness my hand this the 6th day of August, 2018.

Maureen Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maureen Gallagher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Elizabeth Preston, 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 Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020