Karen Y Johnson Davidson County
Batch# 174898 DEEDWARR
12/17/2018 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20181217-0122425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~12-6-20~~ 8-16-20

(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No. LG0004742

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Gallahue, *et ux.*	SWBC Mortgage Corp.	146-07-0-033.00
(NAME)	(NAME)	
632 Farrell Parkway	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Carolyn W. Padula, married and Nancy W. Pewitt, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Gallahue and Dana Galladue, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 131 on the Map of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, Pages 122, 123 and 124, Register's Office for said County. Said Lot 131 fronts 120 feet on the North side of Farrell Parkway and runs back between parallel lines, 185 feet to a dead line.

Being the same property conveyed to James Eugene Martin, unmarried, by Warranty Deed from George H. Watson and wife, Catherine O. Watson, of record in Book 3705, Page 43, in the Register's Office of Davidson County, Tennessee, dated March 23, 1964 and recorded on March 23, 1964.

Being the same property conveyed to Carolyn W. Padula & Nancy W. Pewitt, by Quit Claim Deed from Catherine D. Watson, of record in Instrument No. 20040316-0029569, in the Register's Office of Davidson County, Tennessee, dated March 15, 2004 and recorded on March 16, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of either Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 632 Farrell Parkway, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 14th day of December, 2018.

Carolyn W. Padula

Carolyn W. Padula

Nancy W. Pewitt

Nancy W. Pewitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn W. Padula and Nancy W. Pewitt, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of December, 2018.

M. Menke

Notary Public

My commission expires: 3-8-2022

MEGAN MENKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-18-19
Notary' Seal (if on paper)