WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178932 **DEEDWARR**
12/31/2018 08:46:35 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20181231-0125972

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of Dec. 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erin T. Gallagher Susan R. Gallagher	New Owner	173-01-0-271.00
313 Cedarcreek Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lucy Hoyer n/k/a Lucy Altayeh and husband, Ali Altayeh**, hereinafter called the GRANTOR (S), does hereby bargain, sell, convey and confirm unto **Erin T. Gallagher, an unmarried woman and Susan R. Gallagher, a married woman, all as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE(S), the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25B on the Plan of Zone Lot Division Lots 25 and 26 Section V, Monte Carlo as shown on plat of record in Plat Book 6900, Page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 25-B fronts 39.98 feet on the northerly margin of Cedarcreek Drive and extends back 124.84 feet on the easterly line and 124.74 feet on the westerly line to a dead line in the rear measuring 40.80 feet thereon.

Being the same property conveyed to Lucy Hoyer, unmarried from Phyllis E. Davis, unmarried by Warranty Deed on September 30, 2002, of record in Instrument Number 20021008-0122385, Register's Office for Davidson County, Tennessee.

NOTE: Ali Altayeh joins this conveyance to convey any and all interest he may have in the above described property including but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 130, amending Plat Book 6250, Page 383, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6900, Page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as: **313 Cedarcreek Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2018.

Lucy Altayeh

Ali Altayeh

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lucy Altayeh and Ali Altayeh** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2018

Notary Public

My commission expires 9/01/2019

ERIC POWELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
09-01-2019