WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald J. Gallo III	Legacy Home Loans, LLC	072-11-0-119.00
(NAME)	(NAME)	Karen Y Johnson Davidson County
1615 Marsden Avenue	4004 Hillsboro Pike Ste 216B	Batch# 180087 **DEEDWARR**
(ADDRESS)	(ADDRESS)	01/03/2019 10:50:32 AM 2 pgs
Nashville, TN 37216	Nashville, TN 37215	Fees: $13.00 Taxes: $1,035.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190103-0000691

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Patricia Powell, a married woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Ronald J. Gallo III, an unmarried man and Ronald J. Gallo Jr., a married man, as tenants in common with rights of survivorship, hereinafter called the GRANTEE(S), their 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 the easterly half of Lots Nos. 152 and 153 on the Map Showing Subdivision of The Waters Place on Maxey Lane, of record in Book 322, Page 136 and 137, Register's Office for Davidson County, Tennessee. Said part of Lot No. 15 fronts 75 feet on the northerly margin of the Marsden Avenue and extends back together with said part of Lot No. 152 between parallel lines with the westerly margin of an alley, 100 feet to the southerly margin of Lot No. 151 of said plan.

Being the same property conveyed to Patricia Powell by Quitclaim Deed from Naim Sharifi, a single person dated March 19, 2018 and recorded March 20, 2018 of record in Instrument No. 201803200026185, Register's Office for Davidson County, Tennessee.

The said property is not the marital residence of the Grantor.

All matters shown on the plat of record in Book 322, Page 136 and 137, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1615 Marsden Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 322475
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of December, 2018.

Patricia Powell

Patricia Powell

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 31st day of December, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

