21606
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 216690 DEEDWARR
04/12/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20190412-0033432

WARRANTY DEED

Address New Owner(s):
Bethany Gallagher
7932 Stallion Drive
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map/Parcel: 12810002500

FOR AND IN 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/we, **Joseph S. Edenfield and Lauren M. Edenfield, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Bethany Gallagher, a single woman ,** hereinafter called the Grantee(s), its successors and 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 Lot No. 72 on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, page 30 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Joseph S. Edenfield and Lauren M. Edenfield, husband and wife, by Warranty Deed from John T. Mitchell, Trustee, pursuant to a Trust dated 6/30/1983, dated May 22, 2014, and filed at Instrument No. 20140606-0049297, said Register's Office.

THIS conveyance is subject to: Taxes for current year prorated and assumed by Grantee; Restrictive covenants filed in Book 4265, page 777 as amended in Book 4379, page 833; all matters as shown on the recorded plat and any other existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 7932 Stallion Drive, Nashville, TN 37221

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 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 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/our hand(s) as on the date shown on the Notary forms.

Joseph S. Edenfield

Lauren M. Edenfield

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph S. Edenfield and Lauren M. Edenfield,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of April, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

Subscribed and sworn to before me this 11th day of April, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY