Karen Johnson Davidson County
Batch# 221928 DEEDWARR
04/25/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190425-0038063

Name and Address of New Owner:
Bobby Wilson and Derek Vandlen
300 Kennedy Dr.
White House TN 37188

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 017-00-0-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vicki Brasher Gallagher, an married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bobby Wilson and Derek Vandlen, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being in the 10"1 Civil District of said County, described as follows:

Beginning at a point in the center of Union Hill Road, being the southwest corner of Jesse Pike's property; thence North 9-1/2 deg. East 247 feet to a point in said Pike's west line; thence South 82-1/2 deg. East 269 feet to a stone; thence South 53-1/2 deg. East to a stone; thence South 3-1/2 deg. east 176 feet to a hickory tree; thence North 86 deg. West 386 feet to the point of beginning, containing 2.89 acres, more or less.

Being the same property conveyed to Michael G. Brasher and wife, Phyllis A. Brasher, and John J. Gallagher and wife, Vicki B. Gallagher, by deed from Charles Barry Cooper and wife, Annette H. Cooper, of record in Book 8598, page 457, Register's Office for Davidson County, Tennessee. Further Phyllis A. Brasher conveyed her interest to John J. Gallagher by Quitclaim Deed dated 03/15/2006 and filed of record in Instrument No. 20060321-0032462, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Improved property known as: 1622 Union Hill Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of April, 2019.

Vicki Brasher Gallagher (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2019, before me personally appeared Vicki Brasher Gallagher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19th day of April, 2019.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of April, 2019.

Notary Public
My commission expires: 11/8/21
File No. 19-281

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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