THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 234866 DEEDWARR
05/28/2019 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20190528-0049724

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Alfred A. Gallaher and<br>Chandelle J. Gallaher<br>1845 Annalee Drive<br>Nashville, TN 37013 | Citizens Bank, NA.<br>6100 Tower Circle, Ste 600 TNF100<br>Franklin, TN 37067 | 174-11-0A-054.00-CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pamela Sue Royster a/k/a Pamela Royster, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Chandelle Jasmine Gallaher and Alfred Andrew Gallaher, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 153, on the plan of Subdivision Plat of Cane Ridge Farms Phase One, Section Two, as the same appears of record in Instrument No. 20020712—0084135, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Harold F. Morris and wife, Nancy J. Morris, by Warranty Deed from NVR Inc., T/A Ryan Homes, a Virginia Corporation, of record on May 21, 2002, at Instrument No. 20020521-0061858, Davidson County Register of Deeds. Further being part of the same property conveyed to H & N Morris Properties, LLC, by Quitclaim Deed from Harold F. Morris and wife, Nancy J. Morris, of record on July 23, 2004, at Instrument No. 20040723-0088487, said Register of Deeds. Further being the same property conveyed to Pamela Sue Royster aka Pamela Royster, a single woman, by Warranty Deed from H & N Morris Properties, LLC, a Tennessee Limited Liability Company, of record on December 12, 2017, at Instrument No. 20171212-0126519, Davidson County Register of Deeds.

This is property commonly known as 1845 Annalee Drive Nashville, TN 37013.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 24 **day of May, 2019**:

Pamela Sue Royster

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Sue Royster,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of May, 2019:

Notary Public

My Commission Expires: 5/31/22

SHARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$249,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24th DAY OF May, 2019.

Notary Public

My Commission Expires: 7-9-22

EMILY C. MAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 09, 2022

# Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*
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.

Robert L Scruggs
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
*Signer's Name*
document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

