ADDRESS NEW OWNERS and
SEND TAX BILLS:
Phillip Gallucci and wife,
Diane Gallucci
412 McIver St
Nash TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 261552 DEEDWARR
07/24/2019 11:45:05 AM 2 pgs
Fees: $13.00 Taxes: $188.33

20190724-0072627

MAP PARCEL NUMBER:
119 - 13 - 259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **EDDY C. BROWN, married,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to **PHILLIP GALLUCCI and wife, DIANNE GALLUCCI,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eddy C. Brown by Warranty Deed from Eunita Woodall, fka Eunita E. McCormick recorded on July 25, 2001, of record in Instrument No. 20010725-0078694, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 412 McIver Street, Nashville, Tennessee 37211.

This is not the residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 22 day of July, 2019.

Eddy C Brown
EDDY C. BROWN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Ntary Public of said county, EDDY C. BROWN, 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 at office this 22 day of July, 2019.

Rose
NOTARY PUBLIC

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $50,900.00.

Eddy C Brown
AFFIANT

Subscribed to and sworn before me, this the _____ day of _____, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$50,900.00
Eddy C Brown Affiant
Subscribed and sworn before me this the
24 Day of July, 2019.
Deputy Register

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