THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224834** Karen Johnson Davidson County Batch# 359554 DEEDWARR 02/18/2020 11:20:23 AM 5 pgs Fees: $28.00 Taxes: $425.50 20200218-0017880	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Whitney M. Lloyd 2007 Nashboro Blvd Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-12-0A-004.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Gallagher and William R. Gallagher and David E. Gallagher and Anne F. Bachtel and Jennifer Gallagher-Simi and Jason Gallagher and James Gallagher and Robert Jon Gallagher** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Whitney M. Lloyd , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2007 on the Plan of Nashboro Village Twelve Condominium, of record in Book 4675, page 121, Register's Office for said County, to which plan reference is made for a more complete description of said unit.

Being the same property conveyed to John William Gallagher, unmarried by Warranty deed from Richard C. Belloli, unmarried of record in Book 5713, page 346, Register's Office for Davidson County, Tennessee, dated February 20, 1981 and recorded on February 23, 1981.

John William Gallagher having since died on April 29, 2019 and his Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 19P1127. Said Last Will and Testament devised the real property to John T. Gallagher and William R. Gallagher and David E. Gallagher and Anne F. Bachtel and Jennifer Gallagher-Simi and Jason Gallagher and James Gallagher and Robert Jon Gallagher.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for John T. Gallagher, which Power of Attorney is recorded in Instrument Number 20200218-0017873, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for William R. Gallagher, which Power of Attorney is recorded in Instrument Number 20200218-0017874, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature Rob Gallagher as Attorney-in-fact for of David E. Gallagher, which Power of Attorney is recorded in Instrument Number 20200218-0017875, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for Anne F. Bachtel , which Power of Attorney is recorded in Instrument Number 20200218-0017876, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for Jennifer Gallagher-Simi, which Power of Attorney is recorded in Instrument Number 20200218-0017847, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for Jason Gallagher, which Power of Attorney is recorded in Instrument Number 20200218-0017878, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Rob Gallagher as Attorney-in-fact for James Gallagher, which Power of Attorney is recorded in Instrument Number 20200218-0017879, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium of record in Book 4827, Page 30, amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.

By-Laws of Nashboro Village Twelve Condominium Association of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.

Charter for Nashboro Village Twelve Condominium Association of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.

Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.

Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2007 Nashboro Blvd Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2020.

John T. Gallagher by Rob Gallagher, attorney-in-fact

William R. Gallagher by Rob Gallagher, attorney-in-fact

David E. Gallagher by Rob Gallagher, attorney-in-fact

Anne F. Bachtel by Rob Gallagher, attorney-in-fact

Jennifer Gallagher-Simi by Rob Gallagher, attorney-in-fact

Jason Gallagher by Rob Gallagher, attorney-in-fact

James Gallagher by Rob Gallagher, attorney-in-fact

Robert Jon Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Jon Gallagher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2020.

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rob Gallagher , 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, and who further acknowledged that he is the Attorney-in-Fact for John T. Gallagher and that he is authorized by John T. Gallagher to execute this instrument on their behalf.

WITNESS my hand, at office, this 14th day of February, 2020.

Notary Public

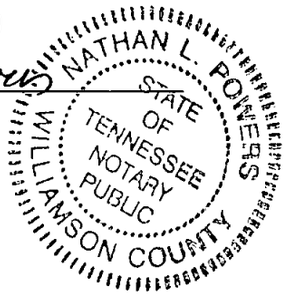
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Notary Public



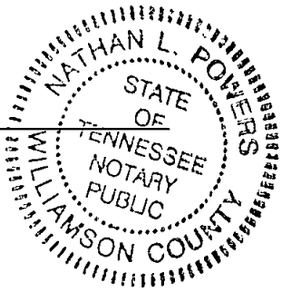
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Notary Public



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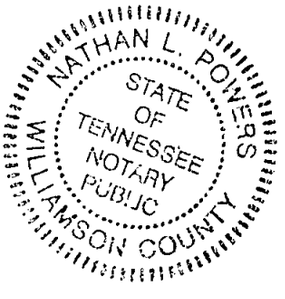
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WITNESS my hand, at office, this 14th day of February, 2020.

Notary Public

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Notary Public

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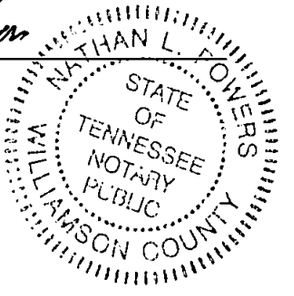
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WITNESS my hand, at office, this 14th day of February, 2020.

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