Karen Johnson Davidson County
Batch# 375103 DEEDWARR
03/20/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20200320-0030580

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1152TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of March, 2020.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires 8-27-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Cookeville Commons, LP 1803 Broadway #418 Nashville, TN 37203	Cookeville Commons, LP 900 19th Avenue South, #305 Nashville, TN 37212	092-16-0D-418.00

WARRANTY DEED

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, **Jason Michael Gallagher, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cookeville Commons, LP, a Tennessee limited partnership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 1803 Broadway #418, Nashville, TN 37203, County of Davidson

Being Unit 418, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-00026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Together with Parking Stall #138.

Being the same property conveyed to Jason Michael Gallagher, by Warranty Deed from Ryan S. Barnstead, a single man, dated 10/01/2007 and recorded 10/16/2007 in Instrument No. 20071016-0122476, said Register's Office.

Alisa Gallagher, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID: 092-16-0D-418.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1803 Broadway #418, Nashville, TN 37203

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 the 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 unemcumbered, 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 land 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 hand this 13th day of March, 2020.

Jason Michael Gallagher

Alisa Gallagher

STATE OF NORTH CAROLINA

COUNTY OF MOORE

On this 13th day of March, 2020, before me personally appeared **Jason Michael Gallagher and Alisa Gallagher**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of March, 2020.

Notary Public
Commission Expiration: FEB 4 2023

Charles S Wunsch
NOTARY PUBLIC
Moore County
North Carolina
My Commission Expires Feb 4 2023

LTE File No.: 20-1152TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

