WARRANTY DEED

Karen Johnson Davidson County
Batch# 429863 DEEDWARR
07/01/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20200701-0071502

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2020.

Notary Public

My commission expires: 11-8-2021

(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Gallagher, Lacy Gallagher, & Lacy Gallagher, Trustee	CMG Financial	**144-00-0-105.00**
39 Bancroft Place	3160 Crow Canyon Rd Suite 400	
Nashville, TN 37215	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. Kent Giguere, Jr., as Successor Trustee of the Declaration of Trust U/A/D January 18, 2012, as amended

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Gallagher and Lacy Gallagher, husband and wife, and Lacy Gallagher, Trustee of the NAK Trust

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Bancroft, a Planned Unit Development, of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allen D. Lentz, Trustee with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary by Deed dated January 31, 2012 from Jason M. Sheer and wife, Elizabeth B. Sheer of record in Instrument No. 20120131-0008806 and further conveyed to Allen D. Lentz, Trustee of the declaration of Trust U/A/D January 18,2012, as amended by Quitclaim Deed dated May 5, 2014 from Allen D. Lentz, Trustee of the Declaration of Trust U/A/D January 18, 2012 as amended who acquired title as Allen D. Lentz, Trustee with full power to grant, bargain, sell, mortgage and convey, of record in Instrument No. 20140513-0040903, Register's Office for Davidson County, Tennessee, Allen D. Lentz, Trustee, resigned as Trustee and appointed J. Kent Giguere, Jr., as Successor Trustee effective February 4, 2019, and as confirmed by the Trust Agreement Dated January 18, 2012, Replacement of Trustee and Appointment of Successor Trustee effective June 25, 2020.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 9700, Pages 326 and 327, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7911, page 385, Book 7911, page 389, Book 7911, page 451, and in Book 8009, page 109, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions for Bancroft, of record in Book 10319, Page 1, amended in Book 10366, page 623 and in Book 10564,page 570, and By-Laws Appended thereto in Book 10319, page 15, Register's Office for Davidson County, Tennessee.**

4) **Charter of Bancroft Homeowners' Association, Inc. of record in Book 11350, page 855, Register's Office for Davidson County, Tennessee.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 39 Bancroft Place, Nashville, TN 37215.

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 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 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/our hand(s) this 25th day of June, 2020.

J. Kent Giguere Successor Trustee

J. Kent Giguere, Jr., Successor Trustee of the Declaration of Trust
U/A/D January 18, 2012, as amended

STATE OF SC)
COUNTY OF Greenville)

Personally appeared before me, a Notary Public of said County and State, J. Kent Giguere, Jr., Successor Trustee, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Greenville, SC, this 25 day of **June, 2020.**

Rebekah A Blake
Notary Public

My Commission Expires: 5-29-2028

REBEKAH A. BLAKE NOTARY PUBLIC SOUTH CAROLINA

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202007010071502