Karen Johnson Davidson County
Batch# 458672 DEEDWARR
08/18/2020 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20200818-0092522

FT 35643

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35643-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me this 17th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Thomas W. Gallagher Allison Gallagher 1115 Grandview Drive Nashville, TN 37204	**Send Tax Bills To:** New Owners 215 Lynnwood Blvd. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11716015700

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, **Jennifer Wilson Rust and Elissa Anne Wilson, devisees under the Last Will and Testament of Carolyn Wilson, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas W. Gallagher and Allison Gallagher, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1115 Grandview Drive, Nashville, TN 37204.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of August, 2020.

Jennifer Wilson Rust

Elissa Anne Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Wilson Rust and Elissa Anne Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Section No. 1, Oriental Golf Club Subdivision, of record in Book 1424, page 10, Register's Office for said County.

Said Lot No. 56 fronts 75 feet on the southerly side of Grandview Drive and extends back 201.5 feet to a dead line.

Being the same property conveyed to Dr. Larry K. Wilson and wife, Carolyn T. Wilson by deed dated January 12, 1967 from Elizabeth Sneed Bell and Annie Mary Sneed of record in Book 4097, page 813, Register's Office for Davidson County, Tennessee. Dr. Larry K. Wilson having predeceased Carolyn T. Wilson. Carolyn T. Wilson, being one and the same as Carolyn Wilson, died on October 12, 2019 leaving a Last Will and Testament filed for Probate in Docket No. 19P1961, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Jennifer Wilson Rust and Elissa Anne Wilson.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 1424, page 10, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

