Karen Johnson Davidson County
Batch# 684708 DEEDWARR
07/27/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,122.80
20210727-0100985

Warranty Deed

#36428



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $844,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin D. Postler Lauren J. Postler	Bryant Bank	094 01 0 061.00
601 South 12th Street	1919 28th Avenue, Ste 101	
Nashville, TN 37206	Birmingham, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL P. GALLAGHER AND LISA BENTE GALLAGHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN D. POSTLER AND LAUREN J. POSTLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 58 on the Plan of Payne Blakemore & Cummings Addition to Nashville, as of record in Book 57, Page 70, Register's Office of Davidson County, Tennessee, and a part of Eastside Avenue, now closed by Ordinance No. 62-279, of record in Office of the Metropolitan Clark of Nashville and Davidson County, Tennessee, and described together as follows:

Beginning at a point in the Easterly margin of South Twelfth Street, said point being the Southwest corner of Lot No. 58 of said plan; thence along the Easterly margin of South Twelfth Street in a Northerly direction 75 feet to a point in the middle of Eastside Avenue, now closed, said point being 25 feet North of the Northwest corner of Lot No. 58 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet North of the line of Lot No. 58, Easterly 161 feet to a point in the Westerly margin of an alley; thence along the Westerly margin of said alley, Southerly 75 feet to a point, said point being the Southeast corner of Lot No. 58 on said plan; thence along the Southerly line of Lot No. 58 of said plan, Westerly 161 feet to the point of beginning.

Being the same property conveyed to Michael P. Gallagher and Lisa Bente Gallagher, husband and wife, by Warranty Deed from Regal Homes Co., of record in Instrument No. 20160419-0038013, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 601 South 12th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of July, 2021.

Michael P. Gallagher

Lisa Bente Gallagher

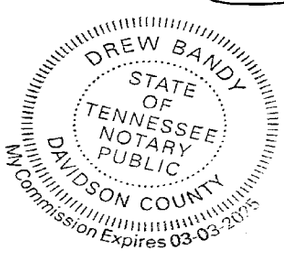
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael P. Gallagher and Lisa Bente Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2021.

Notary Public

My Commission Expires: 3/3/25



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 executed and authenticated according to law on 7/23/2021.

GEORGE E. MUDTER, JR.
Dated 7/23/2021

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: 10/23/2023
Notary Seal:

