Bk 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

John Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2001.

Angela M Pahl
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ellis	OWNER	**162-16-0 A- 060 CO**
(NAME)	(NAME)	
3312 Nolensville Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Royce M. McGowan Trust dated September 2, 1998 and Wilma Jean McGowan Trust dated September 2, 1998**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Ellis**, 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:

Being a part of the plan of Mill Creek Club, Phase I, Section I as of record in Book 4860, Page 11, Register's Office for said County; the part hereby conveyed: Unit No. 15, building No. 13, known as 15 Sycamore Court, as shown in and described by said Plan; Together with each and all of the rights. Privileges and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, Page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements, said Master Deed having been amended in Book 5000, Page 607, and Book 5101, Page 809, said Register's Office, Subject, However to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the pyment of assessments.

Being the same property conveyed to Royce M. McGowan, Trustee and Wilma Jean McGowan, Trustee by deed of record in Book 11332, Page 944, Register's Office for Davidson County, Tennessee.

The said Royce M. McGowan having since died.

unimproved ☐

This is improved ☒ property, known as **15 Sycamore Court, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Davidson County DEEDWARR
Recvd: 07/17/01 10:15 2pgs
Fees:13.00 Taxes:222.00
20010717-0075599

Witness **our hands** this **16th day of July, 2001**.

Royce M. McGowan Trust
By: Wilma Jean McGowan, Successor,

Wilma Jean McGowan Trust
By: Wilma Jean McGowan, Trustee,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally ~~appeared~~ Wilma Jean McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Wilma Jean McGowan Trust, and that he/she as such Trustee signing the name of the Wilma Jean McGowan Trust by himself/herself as Trustee.
Witness my hand and seal at Nashville, Tennessee, this 16th day of June, 2001.

Commission expires:

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires 2-19-2002

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wilma Jean McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Successor of the Royce M. McGowan Trust, a Trust and that he/she as such Successor by signing the name of the Royce M. McGowan Trust by himself/herself as Successor.
Witness my hand and seal at Nashville, Tennessee, this 16th day of June, 2001.

Commission expires:

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires 2-19-2002