WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/02 10:40 2pgs
Fees:13.00 Taxes:399.23

20020730-0091248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~ $107,900.00

Paul McCowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 ... Avenue South, Suite ...
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Mitchell McCowan	New Owner	173-01-0-044.00
(NAME)	(NAME)	
645 Monte Carlo Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	,	
(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, **Wayne C. Williams and wife, Penny S. Williams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Mitchell McCowan and wife, Katy Jeanette McCowan,** 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. 374 on the Plan of Monte Carlo Estates, Section I, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to Wayne C. Williams and wife, Penny S. Williams by Warranty Deed dated 7/11/74 and recorded in Book 4833, page 859, Register's Office for Davidson County, Tennessee.

2001 Davidson County Property Taxes **PAID IN THE AMOUNT OF $1,091.19**, and all subsequent years, a lien, not yet due and payable. (173-01-0-044.00)

Subject to restrictions of record in Book 4781, page 858 and any and all matters appearing on subdivision plat of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 645 Monte Carlo Dr., 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.

Witness my/our hand(s) this 25th day of July, 2002.

Wayne C. Williams

Penny S. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne C. Williams and wife, Penny S. Williams, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 25 day of July, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12206091

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027