This instrument was prepared by:
Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 06/22/04 13:43 2 pgs
Fees:13.00 Taxes:55.50
20040622-0073867

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $15,000.00

affiant

Subscribed and sworn to before me, this the 21day of June, 2004.

Notary Public
Commission Expires: 6-17-07

GARY B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

WARRANTY DEED

Address of New Owner:
T.F. Homes, LLC.
2572 Murfreesboro Rd.
Nashville, TN 37217

Send Tax Bills To:
Owner

Map & Parcel:
133-04-33

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, I/WE, Brinda B. McGowan HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T.F. Homes, LLC. 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. 214 on the Plan of Glencoe Acres, Section 2, as of record in Plat Book 1835, Page 136, 137 and 138, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Harvill McGowan and Wife, Delphia Idell McGowan, of record in Book 2593, Page 515, said Register's Office of Davidson County, Tennessee, the said Paul Harvill McGowan and Wife, Delphia Idell McGowan having since died, and the same property was conveyed to Michael Alan McGowan and Paul G. McGowan by Paul Harvill McGowan, of record in Will Book 136, Page 101, of the Probate Court of Davidson County, Tennessee. The same property was conveyed Michael Alan McGown and Paul G. McGowan, by Paul Harvill McGown, of record in Will Book 219, Page 484, of the Probate Court of Davidson County, Tennessee. The said Michael Alan McGown and Paul G. McGowan conveyed the property to Paul G. McGowan and wife, Brinda B. McGowan of record in Book 11339, Page 254, the said Paul G. McGowan having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ☒
This is improved property known as: 89 Vaden Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of June, 2004.

Brinda B. McGowan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brinda B. McGowan the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 2004.

Gary B Fisher
Notary Public

GARY B. FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Commission Expires: 6-17-07