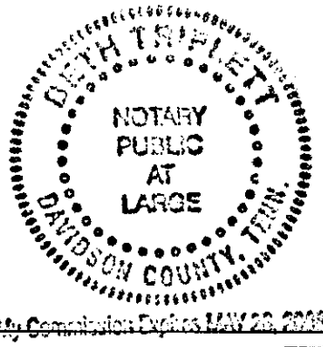
WARRANTY DEED



My Commission Expires MAY 20, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Susanne McGowan	New Owner	72-15-263
(NAME) 108 McKennell Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, John J. Oliver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bethany Susanne McGowan, married, 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 Nos. 18 & 19 on the Map showing M.P. Estes Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lot Nos. 10 to 13 inclusive on the map of Sharpe & Horn's 6th Addition of record in Book 843, Page 19, of the Register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 10, 1942, as follows: Beginning at a point in the easterly line of Lot No. 17 of said subdivision 141.2 feet north of the north margin of McKennell Avenue: thence easterly and parallel with the north margin of McKennell Avenue 166 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riversice Drive 150 feet more or less to the north margin of McKennell Avenue; thence westerly along said north margin of McKennell Avenue 85.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.

Being the same property conveyed to John J. Oliver, by deed of record in Book 11414, Page 458, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 108 McKennell Drive, Nashville, TN 37206

(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: 06/27/05 14:11 2 pgs
Fees:13.00 Taxes:491.73
20050627-0073677

Witness my hand this 26th day of May, 2005.

John J. Oliver

STATE OF Nebraska

COUNTY OF Sarpy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Oliver with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Lavista Nebraska ~~Nashville~~, ~~Tennessee~~ this 26th day of May, 2005.

Commission expires:

1-14-08

Notary Public

GENERAL NOTARY-State of Nebraska
JAMES D. WEST
My Comm. Exp. Jan. 14, 2008