WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/06 09:15 2 pgs
Fees:13.00 Taxes:652.54

20060214-0017590

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,363.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan T. Mowery	Suntrust Mortgage Nathan T. Mowery	82-16-253
(NAME)	(NAME)	
806 Fatherland Drive	P.O. Box 26149	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond VA 23260-6149	
(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, Kelvin D. Jones, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan T. Mowery, and wife, Jennifer H. Mowery, A ONE HALF UNDIVIDED INTEREST and Marlene B. Mowery, a married woman, A ONE HALF UNDIVIDED INTERST, AS TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP. 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 806 Fatherland 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.

Witness my hand this 10th day of February, 2006.

Kelvin D. Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kelvin D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2006.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February 2006.

ANDRE JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Commission expires:

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled J. S. Williams Addition to Edgefield, now East Nashville, of record in Plat Book 21, page(s) 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KELVIN D. JONES, UNMARRIED, by deed from JEFFERSON E. PAYTON AND CHARLOTTE K. PAYTON, of record as Instrument No. 20020115-0006000, dated December 18, 2001, said Register's Office.