File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 13:34 2 pgs
Fees:13.00 Taxes:499.50
20080530-0055163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

KATHRYN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rayburn McGowan, Jr.	NEW OWNER	Map 133-02-0Parcels 84.00 & 85.00
(NAME)	(NAME)	
2904 Bellmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(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, **James D. Kennedy, J. Daniel Kennedy and J. D. Kennedy, Jr.,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rayburn McGowan, Jr.**, 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:

Tract No. 1: 301 Thuss Avenue, Nashville, TN 37211 (Map 133-02-0, Parcel 84.00)

Being Lot No. 30 and the east 25 feet of Lot No. 29 on the plan of W. G. Thuss Subdivision of record in Book 547, page 7, Register's Office for Davidson County, Tennessee

Said Lot No. 30 and the east 25 feet of Lot 29 lie together and front 73 feet on the south side of Thuss Avenue and extend back between parallel lines, 150 feet to an alley.

Tract No. 2: 305 Thuss Avenue, Nashville, TN 37211 (Map 133-02-0, Parcel 85.00)

Being Lot No.28 and the westerly 25 feet of Lot No. 29 on the plan of W. G. Thuss Subdivision of record in Book 547, page 7, Register's Office for Davidson County, Tennessee

Said Lot No. 28 and part of Lot 29 fronts 75 feet on the southerly side of Thuss Avenue and extend back between parallel lines, 150 feet to an alley and show 75 feet on said alley.

Being part of the same property conveyed to James D. Kennedy, a married man, J. Daniel Kennedy and J. D. Kennedy, Jr. by deed from Dan R. Alexander, Trustee of the Virginia Gower Revocable Trust dated 5/4/05, and Daisy Denise Gower Dickerson, Executrix to the Estate of Virginia Sue Gower and as Beneficiary to the Trust of Virginia Gower of record in Instr. No. 20080213-0014315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008, prorated and assumed by the Grantees, and subsequent years, which are a lien not yet payable.
Subject to all matters as set out on the plan of record in Book 547, page 7, said Register's Office. (Tract Nos. 1 & 2)
Subject to Sanitary Sewer and/or Storm Drainage Easement as set out in Book 4551, page 738, said Register's Office. (Tract No. 1)
Subject to the rights and claims of parties in possession.
Subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 301 & 305 Thuss Avenue, Nashville, TN 37211
(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 our hands this 28th day of May, 2008.

J. D. Kennedy, Jr.

James D. Kennedy

J. Daniel Kennedy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, James D. Kennedy, J. Daniel Kennedy and J. D. Kennedy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 2008.

Commission expires: October 22, 2011

Ann B. Waddell

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public