Return To Overland Title

WARRANTY DEED 14362

Davidson County DEEDWARR
Recvd: 12/23/08 13:55 2 pgs
Fees:13.00 Taxes:995.30
20081223-0122420

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF DECEMBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: 10/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Fee	NEW OWNER	**161-14-0-C-008.00 CO**
(NAME)	(NAME)	
5413 Barton Vale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Margaret V. Yow, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Fee, a single man**, 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. 8 on the Plan of Barton Vale Subdivision, of record in Plat Book 7900, Page 639, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shelton Yow and wife, Margaret V. Yow by deed of record in Instrument 20051116-0138341, Register's Office for Davidson County, Tennessee. The said Shelton Yow having since died.
Margaret Yow and Margaret V. Yow being one and the same person.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Margaret Yow by Debra L. Forsha as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument _____, in the Register's Office for Davidson County, Tennessee.

*20081223-0122419

unimproved ☐

This is improved ☒ property, known as **5413 Barton Vale Drive, 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 **my/our hand(s)** this **19th day of December, 2008**.

Margaret V. Yow by

Margaret Yow

By: Debra L. Forsha, attorney-in-fact

Debra L. Forsha, Attorney-in-Fact

State of Tennessee County of Davidson

On this 19th day of December, 2008 before me personally appeared Debra L. Forsha, the person who executed the foregoing instrument on behalf of Margaret Yow, and acknowledged that she executed the same as the free act and deed of the said Margaret Yow, through Power of Attorney granted her, by the said Margaret Yow.

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expires:6/18/2012