BILL GARRETT, Davidson County
Trans:T20090043571 DEEDWARR
Recvd: 06/30/09 10:29 2 pgs
Fees:13.00 Taxes:592.00

20090630-0060662

WARRANTY DEED

PENNY ALLISON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/21/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. McGowan and Wesley K. McGowan	New Owners	
(NAME)	(NAME)	
605 Rudolph Avenue		83-6-105
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ROBERT BULLION, LARRY CURTIS BULLION, EDWIN MCDONALD BULLION, RUBY MAXIE EXUM, CHRISTIE LYNN COUCH, CAROL LEIGHANN BULLION AND JAMES BULLION, HEIRS AT LAW OF R. C. BULLION ALSO KNOWN AS ROSCOE CURTIS BULLION, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. MCGOWAN AND WESLEY K. MCGOWAN,** 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. 57 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts fifty feet (50) on the easterly side of Chapel Avenue, formerly Lindsley or Hunter Avenue, and runs back 178 feet 7 inches on the northerly line and 171 feet 5 inches on the southerly line to an alley, measuring 50 feet 5 inches thereon.

Being the sane property conveyed to R. C. Bullion by deed from Hattie B. Ross, of record in Book 3641, page 312, Register's Office for Davidson County, Tennessee. The property was further conveyed to R. C. Bullion and wife, Ruby Marie Bullion by deed of record as Instrument No. 20051117-0139083, Register's Office for Davidson County, Tennessee. The said Ruby Marie Bullion predeceased the said R. C. Bullion on July 15, 2006 and the said R. C. Bullion having since died on April 30, 2007 and as evidence by Affidavit of Heirship of record as Instrument No. 20090630-0060661, Register's Office for Davidson County, Tennessee, the Heirs at Law of R. C. Bullion also known as Roscoe Curtis Bullion are Robert Bullion, Larry Curtis Bullion, Edwin McDonald Bullion, Ruby Maxie Exum, Christie Lynn Couch, Carol Leighann Bullion and James Bullion.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 332, page 38, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 220 Chapel Avenue, 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 our hands this 26th day of June, 2009.

Edwin McDonald Bullion

Robert Bullion

Ruby ~~Maxie~~ Marie Exum

Larry Curtis Bullion

Christie Lynn Couch

Carol Leighann Bullion

By: Christie Lynn Couch, AIF
Christie Lynn Couch, Attorney in Fcat

James Bullion

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 Robert Bullion, Larry Curtis Bullion, Edwin McDonald Bullion, Ruby Maxie Exum and James Bullion, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2009.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Amy Adams Gowan
Amy Adams Gowan Notary Public

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christie Lynn Couch, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2009.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

My Commission Expires: _____

Amy Adams Gowan
Notary Public

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this 26th day of June, 2009, before me personally appeared Christie Lynn Couch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carol Leighann Bullion, and who acknowledged that she executed the same as the free act and deed of Carol Leighann Bullion.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

My Commission Expires: _____

Amy Adams Gowan
Notary Public