Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

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
John F. Darke and Margaret W. Darke	NEW OWNER	
(NAME)	(NAME)	
4310 Estes Road		130-4-44
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WILLIS C. NOWELL, JR. AND WIFE, MICHELLE HART NOWELL, FORMERLY KNOWN AS MICHELLE HART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN F. DARKE AND WIFE, MARGARET W. DARKE,** 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. 12 on the Map of Comptonwood Subdivision of record in Plat Book 974, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Willis C. Nowell, Jr. by deed from James L. Love and wife, Sandra G. Love, dated May 11, 2007, of record as Instrument No. 20070515-0057888, Register's Office for Davidson County, Tennessee. The property was further conveyed to Willis C. Nowell, Jr., unmarried and Michelle Hart, unmarried, as joint tenants with right of survivorship, dated May 11, 2007, of record as Instrument No. 20070515-0057890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes, a lien but not yet due and payable; (b) all matters appearing on the plan of record in Plat Book 974, page 10, said Register's Office; and (c) Boundary Line Agreement of record as Instrument No. 20080423-0041530, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4310 Estes Road, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20100007421 DEEDWARR
Recvd: 02/05/10 12:14 2 pgs
Fees:13.00 Taxes:2793.50
20100205-0009351

Witness our hands this 28th day of January, 2010.

Willis C. Nowell, Jr.

Michelle Hart Nowell

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 Willis C. Nowell, Jr. and Michelle Hart Nowell, the bargainor, 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 28th day of January, 2010.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010