File No. 100823

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Sarah McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MY COMMISSION EXPIRES SEPTEMBER 19, 2011

BILL GARRETT, Davidson County
Trans:T20100062694 DEEDWARR
Recvd: 10/04/10 15:32 2 pgs
Fees:13.00 Taxes:370.00
20101004-0079314

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence McGowan	Clarence McGowan	
(NAME)	(NAME)	
1779 Red Jacket Drive	1779 Red Jacket Drive	173 05 0A 051.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Kisik Park, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence McGowan and wife, Sarah 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:

Being all of Lot No. 51, on the plan of Barnes Crossing Planned Unit Development, according to Master Deed appearing of record in Instrument No. 20050721-0084791, as amended in Instrument No. 20051114-0136938, as re-recorded in Instrument No. 20050721-0084791, and further amended in Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kisik Park by deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated August 31, 2010 and recorded on September 2, 2010 in Instrument No. 20100902-0069895, Register's Office, Davidson County, Tennessee.

Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, as amended in Instrument No. 20051114-0136938, as re-recorded in Instrument No. 20050721-0084791, and amended in Instrument No. 20071227-0147998, said Register's Office.

Subject to easements of record in Instrument No. 20050721-0084791 and Instrument No. 20050811-0095171, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1779 Red Jacket Drive, Antioch, TN 37013
(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 30th day of September, 2010.

Kisik Park

File No. 100823

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kisik Park, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2010.

Commission expires:

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer A Hoffman
Notary Public