Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File # 23543-8
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068608 DEEDWARR
Recvd: 11/02/11 08:17 2 pgs
Fees:13.00 Taxes:562.40
20111102-0085113

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **October, 2011**

Notary Public

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex See	Fidelity Bank Mortgage	1361006200
(NAME) 352 Clearlake Drive	(NAME) 3 Corporate Square Ste 500	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Atlanta, GA 30329	
(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, **Francis J. McGowan and wife, Cheri McGowan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alex See, a married person**, hereinafter called the Grantee, his 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. 461 on the Plan of Priest Lake Park, Section Seven-B of record in Book 5200, page 175, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 461 fronts 89.0 feet on the westerly side of Clearlake Drive and runs back 141.39 feet on the northerly line and 164.93 feet on the southerly line, to a broken line in the rear on which it measures 140.84 feet.

Being the same property conveyed to Francis J. McGowan and wife, Cheri McGowan, by Warranty Deed from David A. Morris and wife, Carol J. Morris dated October 31, 1997 and filed of record on November 11, 1997 in Book 10679, page 673, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved X property, known as 352 Clearlake Drive, Nashville, TN 37217

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, has 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 **31st** day of **October, 2011**

Francis J. McGowan

Cheri McGowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Francis J. McGowan and wife, Cheri McGowan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **October, 2011**

Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY