PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 51305
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mark A. McGowan<br>Wesley K. McGowan<br>470 Rochelle Drive<br>Nashville, Tennessee 37220 | F&M Bank<br>2081 Wilma Rudolph Blvd.<br>Clarksville, Tennessee 37040 |

**TAX MAP-PARCEL NUMBERS:** 14616014300

BILL GARRETT, Davidson County
Trans:T20120036197 DEEDWARR
Recvd: 05/17/12 08:29 2 pgs
Fees:13.00 Taxes:884.30
20120517-0042570

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$239,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret B. Parrish, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. McGowan and spouse, Wesley K. McGowan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Brentwood Hall, Section V, of record in Book 2133, page 127, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Margaret B. Parrish, a single person, by Warranty Deed from W. Houston Wood and wife, Claudia P. Wood, dated January 5, 1987 and recorded on January 6, 1987, of record in Book 7097, page 562, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 127, said Register's Office, which Plan shows a 60 foot minimum building setback line from Rochelle Drive and a 10 foot easement for public utility purposes along the rear line(s).

**This is improved property, known as: 470 Rochelle Drive, Nashville, Tennessee 37220**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 14th day of May, 2012.

Margaret B. Parrish

Margaret B. Parrish

**State of** TENNESSEE
**County of** DAVIDSON

On this 14th day of May, 2012 , before me the undersigned authority, personally appeared Margaret B. Parrish, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2012

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public