WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037407 DEEDWARR
Recvd: 05/06/13 10:20 2 pgs
Fees:13.00 Taxes:2127.50
20130506-0045287

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Yowell and Norene Yowell	SAME	117 09 0A 026.00CO
(NAME)	(NAME)	
26 Foxhall Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/WE, **Mary G. McGrath**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Yowell and Norene Yowell, husband and wife**, 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 all of Lot No. 26, on the plan of Foxhall Close, as of record in Plat Book 4860, page 46, as amended in Book 5005, page 136; Book 5380, page 122; Book 5441, page 645; and Book 5839, page 610, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary G. McGrath by Warranty Deed from Steve G. Condurelis, III and Gaye G. Condurelis dated January 30, 2006 of record in Instrument No. 20060130-0011341, 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 ☒ property, known as 26 Foxhall Close, Nashville, TN 37215

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 **26th** day of **April, 2013**

Mary G. McGrath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mary G. McGrath**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **April, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122