BILL GARRETT, Davidson County
Trans:T20140057461 DEEDWARR
Recvd: 08/06/14 13:46 3 pgs
Fees:18.00 Taxes:1239.50

20140806-0070761

Warranty Deed

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2014.

Notary Public

My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Glen Pangle	Chase	
802 McCarn St.	700 Kansas Lane	083-07-0-069.00
Nashville, TN 37206	Monroe LA 71203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM J. ROWE, MARRIED AND KIRK D. JOHNSON, UNMARRIED, AND JAMES C. ROWE, MARRIED AND DAVID D. JOHNSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLEN E. PANGLE, A SINGLE MAN, AND KIRA L. MCCONAGHY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 202.5 feet of Lot No. 35 and the westerly 202.5 feet of the southerly 25 feet of Lot No. 36 on the Map of Robert E. Powers Land "of Lots", of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 97 feet on the easterly margin of McCarn Street, formerly Campbell Avenue and run back eastwardly 202.5 feet on the northerly side and 202.5 feet on the southerly side along the northerly margin of Tellman Avenue to a line in the rear, measuring 95.0 feet thereon.

Being the same property conveyed to William J. Rowe, unmarried and Kirk D. Johnson, unmarried, James C. Rowe, married and David D. Johnson, married by Warranty Deed from Geralyn Hoey, unmarried and Pamela Denise Hoey, unmarried and formerly known as Pamela Denise Turpin of record in Instrument No. 20081103-0109396 Register's Office for Davidson County, Tennessee, dated October 30, 2008 and recorded on November 3, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 802 McCarn St., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2014.

William J. Rowe

David D. Johnson signed by William J. Rowe
his attorney-in-fact

Kirk D. Johnson, signed by William J. Rowe
his attorney-in-fact

James C. Rowe signed by William J. Rowe
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Rowe, individually, and as attorney in fact for Kirk D. Johnson, David D. Johnson, and James C. Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

Carolyn Rowe, spouse of William J. Rowe, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Carolyn Rowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

Susan Rowe, spouse of **James C. Rowe**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Susan Rowe signed by William J. Rowe
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Rowe, as attorney in fact for Susan Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2014.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

Cynthia Johnson, spouse of **David D. Johnson**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Cynthia Johnson signed by William J. Rowe
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Rowe, as attorney in fact for Cynthia Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2014.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public