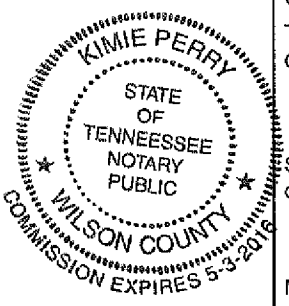
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 20th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace Wilson	Grace Wilson	075-07-O-229.00
(NAME)	(NAME)	
3107 Edgemont Drive	3107 Edgemont Drive	Davidson County DEEDWARR Recvd: 04/21/15 09:53 3 pgs Fees:18.00 Taxes:406.63 **20150421-0035352**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicki S. McGowan, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Grace Wilson**, hereinafter called the GRANTEE(S), their heirs and/or 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. 108, on the Plan of Addition to Rachels Square, of Record in Plat Book 6250, Page 80, Said Register'S Office, Reference to Which Is Hereby Made for a More Complete Description.

Being the same property conveyed to Terry A. McGowan and wife, Nicki S. McGowan, by Warranty Deed from J & L Builders, dated 08/30/1985, recorded 09/24/1985 of Record in Book 6663, Page 492, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nicki Still McGowan by Quitclaim Deed from Terry Alan McGowan of record in Deed Book 8177, Page 542, Register's Office for Davidson County, Tennessee.
Nicki S. McGowan and the said Nicki Still McGowan are one and the same person

This conveyance is subject to: (1) Restrictive Covenants of record in Book 6519, Page 512 and Book 6619, Page 777, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 521 Highland View Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of April, 2015

Nicki S McGowan

Nicki S. McGowan

State of IOWA
County of Black Hawk

Personally appeared before me Nicki S. McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17 day of April, 2015.

Kelsey Brocka
Notary Public
My Commission Expires: 8-4-15

NOTARIAL SEAL IOWA
KELSEY BROCKA
Commission Number 759423
My Commission Expires
8-4-15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

