Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Parkway W Suite 100**
**Smyrna, TN 37167**

BILL GARRETT, Davidson County
Trans:T20150058769 DEEDWARR
Recvd: 07/20/15 09:36 2 pgs
Fees:13.00 Taxes:514.30
20150720-0070472

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $139,000.00.**

Jessica Luffman
**Affiant**

**Subscribed and sworn to before me, this 15th day of July, 2015.**

**Notary Public**
**My commission expires:** SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

**04-1506-55598**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Jacob C. Tolle<br>2847 Desplane Drive<br>Nashville TN 37217 | NEW OWNER | 150-01-0-263.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marshallee McGowan, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob C. Tolle, a single man**, hereinafter called the Grantees, their successors 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. 750, on the Plan of Section 17, Edge-O-Lakes Estates, of record in Book 4460, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marshallee McGowan, unmarried by Special Warranty Deed from Household Financial Center, Inc., dated February 21, 2007, recorded March 5, 2007, of record in Instrument No. 20070305-0027073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2847 Desplane 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14 day of July, 2015.

Marshallee McGowan

Marshallee McGowan

STATE OF GEORGIA
COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marshallee McGowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in St. Simons Island, GA, this 14th day of July, 2015.

Miranda Stetson
Notary Public

My Commission expires:
Jan 7, 2019

MIRANDA STETSON
Notary Public - State of Georgia
Glynn County
My Commission Expires Jan 7, 2019