398

BILL GARRETT, Davidson County
Trans:T20150095836 DEEDWARR
Recvd: 11/10/15 13:42 2 pgs
Fees:13.00 Taxes:1091.50
20151110-0114441

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-151000542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/18

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andy Rowley and Amanda Rowley **1815 Riverwood Drive** **Nashville, TN 37216**	F & M Bank 50 Franklin St. Clarksville, TN 37040	**073-01-0-060.00**

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, WE,

Michael L. Morin and wife, Mary J. Rosenthal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew David Rowley and Amanda Marie Rowley, 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:

BEING Lot No. 4 on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

BEGINNING on the easterly margin of Maxey Lane at a point 470.0 feet, more or less, south of the southwest corner of the property conveyed to M.H. Estes and wife, by deed from Weakley J. Tune and wife, in Book 1132, Page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said line, southwardly 60.0 feet to the corner of Lots 4 and 5; thence with the line between said two lots, eastwardly 170.0 feet; thence northwardly 65.0 feet to the corner of Lots No. 3 and 4; thence with the line between said two lots, westwardly 170.0 feet to the beginning.

BEING the same property conveyed to Michael L. Morin and wife, Mary J. Rosenthal, by Warranty Deed from Lori Mitchell and husband, Sam Mitchell, dated 7/14/06 and recorded 7/19/06 in Instrument No. 20060719-0087157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1815 Riverwood Drive, Nashville, TN 37216**
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, 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 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 9th day of November, 2015.

Michael L. Morin by [signature] attorney in fact

Michael L. Morin by Mary J. Rosenthal, Attorney in Fact

[signature]

Mary J. Rosenthal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary J. Rosenthal the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2015.

Commission Expires:_____

[signature]
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of November, 2015, before me personally appeared Mary J. Rosenthal to me known to be the person who executed the foregoing instrument in behalf of Michael L. Morin as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Michael L. Morin

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of November, 2015.

Commission Expires:_____

[signature]
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018