Warranty Deed

BILL GARRETT, Davidson County Trans: T20150099872 DEEDWARR Recvd: 11/24/15 10:54 2 pgs Fees: 13.00 Taxes: 925.00 20151124-0119024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00 Affiant Subscribed and sworn to before me, this the 20th day of November, 2015. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 02-15-2016

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:
Troy Dunnagan Brigid O'Connell	new owner	
409 Lakehurst Drive		083-10-0-107.00
Nashville, TN 37206-1824		

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, **SHAWN C. BOWLING, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY S. DUNNAGAN AND BRIGID O'CONNELL, HUSBAND AND WIFE**, 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 South 5 feet of Lot No. 84, all of Lot No. 85 and the North 15 feet of Lot 86, on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Said property fronts 50 feet on the Easterly margin of Lakehurst Drive, formerly 18th Street, and extends back between parallel lines 128 feet to a 15 foot alley. Being the same property conveyed to Shawn C. Bowling, an unmarried man by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20120201-0009258 Register's Office for Davidson County, Tennessee, dated January 27, 2012 and recorded on February 01, 2012.

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 409 Lakehurst Drive, Nashville, TN 37206-1824.

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 20th day of November, 2015.

Shawn C. Bowling

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 Shawn C. Bowling, 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 20th day of November, 2015.

Notary Public

