WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001132 DEEDWARR
Recvd: 01/06/16 11:06 2 pgs
Fees:13.00 Taxes:962.00
20160106-0001217

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee Jones Elizabeth Jones	Same	16106019500
(NAME)	(NAME)	
645 Tobylynn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Ronald McGowan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lee Jones and Elizabeth Jones, as 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. 185 on the plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Ronald McGowan and wife, LaDonna L. McGowan by deed from Andrew Ewing, Trustee, dated 2/16/71, of record in Book 4487, page 862, Register's Office for Davidson County, Tennessee. LaDonna L. McGowan died on September 18, 2011 vesting property in James Ronald McGowan as surviving spouse.

This conveyance is subject to 2015 taxes, paid prorated and assumed by the Grantees; all matters on the plan of record in Book 4175, page 108, restrictive covenants as set out in Book 4393, page 383, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 645 Tobylynn Drive, Nashville, TN 37211
(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 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 my/our hands this 18th day of December, 2015.

James Ronald McGowan

State of Tennessee
County of Williamson

Personally appeared before me James Ronald McGowan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2015-136

