THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160008011 DEEDWARR
Recvd: 01/29/16 13:47 2 pgs
Fees:13.00 Taxes:1094.46
20160129-0008942

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $295,800.00

Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

Subscribed and sworn to before me as of the 21st day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| **Daniel Gorman**<br>1204 North 5th Street<br>Nashville, TN 37207 | SAME | 071-16-0-181.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mari Dew, an unmarried person**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Daniel Gorman, an unmarried man** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 46 and 47 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, said Lots Nos. 46 and 47 adjoin and front together 60 feet on the westerly side of North 5th Street and run back between parallel lines, 165 to an alley.

Being the same property conveyed to Mari Dew, a married person by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20140207-0011117 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 7, 2014.
Subject Property was not a marital residence of Mari Dew, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

Being improved property known as 1204 North 5th Street Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 27TH day of January, 2016.

Mari Dew

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Mari Dew with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27th day of January, 2016.

Notary Public

My Commission Exp. 06-19-16

