(2)

WARRANTY DEED

File #15695

BILL GARRETT, Davidson County
Trans: T20160016725 DEEDWARR
Recvd: 03/01/16 11:00 2 pgs
Fees: 13.00 Taxes: 1009.18
20160301-0019390

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Marie Rowan	Same	-092-13-0-126.00
(NAME)	(NAME)	
3806 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3718		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Adam McDonald, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine Marie Rowan, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 4 in the Block No. 19 on the Plan of Charlotte Park Company's Section Addition of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts fifty (50) feet on the North side of 2nd or Elkins Avenue and extends back Northwardly between parallel lines, one hundred and fifty (150) feet to an alley, showing fifty (50) feet on said alley.

Being the same property conveyed to Adam McDonald, an unmarried man by Warranty deed from Corissa Gephart and husband, Jonathan Gephart of record in Instrument No. 20130108-0002469 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 08, 2013.

Being also known as 3806 Elkins Avenue Nashville, TN 372093718.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3806 Elkins Avenue, Nashville, TN 37209-3718

(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 hand this 26th day of February, 2016.

Adam McDonald, by Leslie Membrillo, attorney in fact

Adam McDonald, by Leslie Membrillo as his attorney-in-fact

STATE OF TN

COUNTY OF Davidson

On this 26th day of February 2016, before me personally appeared Leslie Membrillo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adam McDonald, and who acknowledged that he/she executed the same as the free act and deed of Adam McDonald pursuant to a validly executed power of attorney recorded simultaneously herewith in Instrument No 20160301-0019389, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 26th day of February, 2016.

My Commission Expires: 7.3.2017

NOTARY PUBLIC

Julie Hamilton State of Tennessee Notary Public Davidson County

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 Leslie Membrillo, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2016.

NOTARY PUBLIC

My commission expires: 7.3.2017

Julie Hamilton State of Tennessee Notary Public Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206