Davidson County DEEDWARR
Recvd: 06/24/16 15:22 2 pgs
Fees:13.00 Taxes:843.42
20160624-0064910

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of June, 2016, by and between Terry L McDowell and Renee M McDowell, a married couple, party of the first part, and McGowan Investments, Inc., a Tennessee Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, Page 38,(erroneously referred to as Book 233, Page 38 in prior deed) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Terry L. McDowell and Renee M. McDowell by virtue of that certain Warranty Deed dated September 28, 1992, at Book 8748, Page 154 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2133, Page 38 in said Register's Office, Tennessee.; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Terry L McDowell

Renee M McDowell

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry L McDowell and Renee M McDowell** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of June, 2016.

Notary Public

My commission expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: McGowan Investments, Inc.

6901 Lenox Village Drive,
Suite 107
Nashville, TN 37211

Tax Parcel No 08304020500

Property Address: 1206 Rosebank Ct
Nashville, TN 37206

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $227,950.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019