Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1213

BILL GARRETT, Davidson County
Trans:T20160054538 DEEDWARR
Recvd: 06/27/16 11:13 2 pgs
Fees:13.00 Taxes:3311.50
20160627-0065255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter Henry Grell, IV and Lauren Eubanks Grell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert E. Gowan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 62 on the Plan of Dr. L.G. Noel's 2nd Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 62 fronts 50 feet on the northerly side of Paris, formerly Pope Avenue, and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Walter Henry Grell, IV and Lauren Eubanks Grell, husband and wife, by deed from William H. Smallman, of record in Instrument No. 20120705-0059084, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1104 Paris Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2016.

Walter Henry Grell, IV

Lauren Eubanks Grell

State of Tennessee)
County of Davidson)

On this 28th day of June, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter Henry Grell, IV and Lauren Eubanks Grell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC DAVIDSON COUNTY TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 895,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2016.

Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert E. Gowan 1104 Paris Avenue Nashville, TN 37204	New Owner	118-1-158.00