RETURN TO:
Greenlaw, Lee
2207 Crestmoor Road, Suite 401
Nashville, Tennessee 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160057311 DEEDWARR
Recvd: 07/06/16 09:41 2 pgs
Fees:13.00 Taxes:1332.00
20160706-0068917

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Phillip Rowan	New Owner	118-10-0
(NAME) 3418 Pleasant Valley Rd ~~3400 Woodhaven Drive~~	(NAME)	(MAP) 124.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andre A. Yovanovitch, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jim Phillip Rowan and Lisa Marie King**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Part of The O.F. Noel Estate, Pleasant Valley, of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andre A. Yovanovitch, by Warranty deed from Patricia G. Kuykendall, unmarried, of record in Book 10917, page 403, Register's Office for Davidson County, Tennessee, dated April 29, 1998 and recorded on May 05, 1998.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3400 Woodhaven Drive, Nashville, Tennessee 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 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 30th day of June, 2016.

Andre A. Yovanovitch by John M. Wells Attorney in Fact

Andre A. Yovanovitch
By John M. Wells, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John M. Wells, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Andre A. Yovanovitch and that he is authorized by Andre A. Yovanovitch to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 30th day of June, 2016.

Georgette R Kenney
Notary Public

My Commission expires: 03-07-17

