(2)

BILL GARRETT, Davidson County
Trans:T20160106348 DEEDWARR
Recvd: 12/02/16 14:59 2 pgs
Fees:13.00 Taxes:910.20
20161202-0126903

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-2080

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2016

Notary Public
Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chris J. Gonzalez 443 Kinhawk Drive Nashville, TN 37211-6816	F + M Bank 50 Franklin St Clarksville, TN 37040	172-08-0-053.00

WARRANTY DEED

FOR AND IN 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/WE,

Sarah Mae McGowan, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris J. Gonzalez and Gail M.Gonzalez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 30 on the Plan of Section 2, Forest Acres Estates of record in Plat Book 4175, Page 128, 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 C. C. McGowan and Sara Mae McGowan by Warranty deed from James R. Knight, Sr. and wife, Margaret C. Knight of record in Book 4753, page 767, Register's Office for Davidson County, Tennessee, dated October 05, 1973 and recorded on October 09, 1973

C.C. McGowan having since died, testate on 9/3/16.

Sarah Mae McGowan is also known as Sara Mae McGowan.

Prior Deed contained a Scriveners Error in the Plat Book & Page reference. Should have been shown as Book 4175, Page 128; however was incorrectly shown as Book 4703, which was the derivation book & page of the prior deed.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 443 Kinhawk Drive, Nashville, TN 37211-6816.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of December, 2016.

Sarah Mae McGowan by Sarah Faye Bigham, Attorney in Fact

Sarah Mae McGowan by Sarah Faye Bigham, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Faye Bigham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sarah Mae McGowan** and acknowledged that she executed the same as his free act and deed for the purposes herein contained by virtue of that General Durable Power of Attorney recorded in Book ★ _____, Page _____, in the Register's Office for Davidson County, Tennessee.

★Instrument # 20161202-0126902

Witness my hand and official seal at _____, Tennessee this 1st day of December, 2016.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON