Davidson County DEEDWARR
Recvd: 07/28/17 12:05 3 pgs
Fees:18.00 Taxes:795.50
20170728-0076702

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Allison McGowan
3128 Noble Valley Drive
Nashville, TN 37214

SEND TAX BILL TO:
Florida Capital Bank, N.A.
DBA Approved Mortgage Group
10151 Deerwood Park Blvd.,
Bldg. 100, Ste. 200A
Jacksonville, FL 32256

MAP/PARCEL 108-04-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick R. Businda, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Allison McGowan, and husband, Mark Stotmeister, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section Two, Larchwood Subdivision of record in Plat Book 5200, Page (s) 57 through 59, inclusive, 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 Patrick R. Businda, an unmarried person by Warranty deed from Travis A. Turner and wife, Tonya Q. Turner of record in Instrument No. 20141125-0108682 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 25, 2014.

Courtney Danielle Businda, the spouse of Patrick R. Businda, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Patrick R. Businda.

This is improved property known as: **3128 Noble Valley Drive, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. Her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 27th day of July, 2017.

WITNESS MY HAND on this the 27th day of July, 2017

Patrick R. Businda

Courtney Danielle Businda

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patrick R. Businda and Courtney Danielle Businda,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of July, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

FILE NO. 70450

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY