(2)

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 83323 DEEDWARR
04/20/2018 12:26:59 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180420-0037453

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

James R Nolan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-20-20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Nolan | Pinnacle Bank | |
| (NAME) | (NAME) | |
| 6725 Rodney Ct. | 150 3rd Ave S Ste 900 | 11513003600 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **PEGGY T. MOWREY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. NOLAN, SINGLE MAN,** 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:

**Being lot No. 174 on the Plan of West Meade Hills, Section VIII, as of record in Book 3600, Pages 61 and 62, Register's Office for said County, described as follows:**

**Beginning at a point in the Easterly margin of Rodney Drive, being the common front corner of lots Nos. 173 and 174; thence with the line between said lots, Easterly 183.08 feet to the corner of lot 175; thence with the line between lots Nos. 174 and 175, Southerly 193.3 feet to a point in the Northerly margin of Rodney Court; thence with the margin of same, Westerly 233.07 feet to a concrete monument set at the beginning of a curve; thence around said curve in a Northwesterly direction 37.83 feet to a concrete monument in the Easterly margin of Rodney Drive; thence with the Easterly margin of said Drive Northerly 163.66 feet to the point of beginning.**

**Being the same property conveyed to Robert A. Mowrey and wife, Peggy T. Mowrey by Warranty Deed from Park Avenue Baptist Church, Incorporated, recorded on the 20th day of September, 1979 in Deed Book 5501, Page 489, in the Register's Office of Davidson County, Tennessee. Robert A. Mowrey died on December 13, 2013 leaving Peggy T. Mowrey as sole surviving Tenant by the Entirety. Peggy T. Mowrey and Peggy Thompson Mowrey are one and the same.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 6725 Rodney Ct., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of April, 2018

Peggy T. Mowrey
by David Mowrey attorney in fact

PEGGY T. MOWREY, BY: DAVID MOWREY, ATTORNEY IN FACT

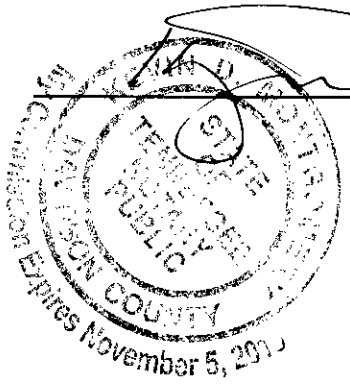
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of April, 2018, before me personally appeared David Mowrey, to me known to be the person who executed the foregoing instrument on behalf of Peggy T. Mowrey and acknowledged that he executed the same as the free act and deed of Peggy T. Mowrey.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2018.

Commission expires:




Notary Public