PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd OF **MAY, 2018.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH MCGOWAN, ET AL	Heritage Bank USA, INC.	**071-15-0-285.00**
(NAME)	(NAME)	
1216 JOSEPH AVENUE	322 Main Street	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 96363 **DEEDWARR**
05/24/2018 12:46:49 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180524-0049924

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, **WE, CREEKWOOD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH MCGOWAN AND MICHAEL THOMAS SZYMKOWICZ, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 the northerly 46 feet of Lot No. 45 on the Plan of Sharpe and Horns Second Addition, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Creekwood Partnership from Pesco Trust, Successor to FISERV ISS and Lincoln Trust, F/B/O C. Victor Butler, Jr. and David R. Becker and wife, Angela E. Becker, by deed dated May 17, 2012, of record in Instrument No. 20120524-0045176, said Register's Office. Being further conveyed to Colson Services, LLC, a Tennessee Limited Liability Company, and Wiggins, LLC, a Tennessee Limited Liability Company, from Creekwood Partnership, a Tennessee General Partnership, by deed dated August 6, 2012, of record in Instrument No. 20120807-0070297, said Register's Office. Being further conveyed to Creekwood Partnership, a Tennessee General Partnership, from Colson Services, LLC, a Tennessee Limited Liability Company, and Wiggins, LLC, a Tennessee Limited Liability Company, by deed dated February 2, 2016, of record in Instrument No. 20160208-0012083, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 161, Page 53; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1216 JOSEPH AVENUE, NASHVILLE, TN 37207**
(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; 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 23rd day of May, 2018.

CREEKWOOD PARTNERSHIP

Virginia N Pitts, GM

By: Virginia N. Pitts, General Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Virginia N. Pitts**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is General Manager of **CREEKWOOD PARTNERSHIP**, the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 23rd day of May, 2018.

My commission expires: **November 5, 2018**

Deborah J Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON