Return to:

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

REGISTER'S USE ONLY:

Bill Garrett Davidson County
Batch# 129780 **DEEDWARR**
08/16/2018 11:17:27 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20180816-0081290

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $495,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15th DAY OF August, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 1-8-2019

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Gerard McGowan and Lauren Elizabeth McGowan
6104 Pennsylvania Avenue
Nashville, TN 37209

NEW OWNER:
Gerard McGowan and Lauren Elizabeth McGowan
6104 Pennsylvania Avenue
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 15th day of August, 2018 between KEITH A. BOLTON, an unmarried person (hereinafter referred to as "GRANTOR") and Kevin GERARD MCGOWAN AND LAUREN ELIZABETH MCGOWAN, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATE in Davidson County, Tennessee and being more particularly described as Lot 5 of Block 15 on the Plan of Cherokee Park as shown by a map of record in Book 161 at Page 75 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

Being a portion of the same property conveyed to Keith A. Bolton by General Warranty Deed from Nashville Equipment Service, Inc. (aka Nashville Equipment and & Service, Inc.) dated January 23, 2015 and recorded January 27, 2015 as Instrument No. 20150127-0007617, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 091 02 0 119.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6104 Pennsylvania Avenue, Nashville, TN 37209.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KEITH A. BOLTON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15th day of August, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021