Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,250.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2018.

Notary Public

My Commission Expires:

Karen Y Johnson Davidson County
Batch# 162768 DEEDWARR
11/20/2018 03:40:31 PM 2 pgs
Fees: $13.00 Taxes: $1,088.72

20181120-0114372

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

18-0493

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kerry K. McGowan	CMG FINANCIAL	
412 West Mill Drive	3160 CROW CANYON RD, STE 400	091-06-0M-049.00-CO
Nashville, TN 37209	SAN RAMON, CA 94583	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

James I. Chapin, an unmarried man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Kerry K. McGowan, an unmarried man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20141223-0117663 as supplemented at Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record at Instrument No. 20141223-0117663 as supplemented at Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to James I. Chapin, an unmarried man, by Special Warranty Deed dated November 18, 2016 from Craighead Development, LLC, a Tennessee limited liability company, recorded November 21, 2016 at Instrument No. 20161121-0122628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **412 West Mill Drive, Nashville, TN 37209.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 19th day of November, 2018.

James I. Chapin

James I. Chapin

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON (KS)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James I. Chapin, an unmarried man, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of November, 2018.

Notary Public – Kimbra Spann

WILLIAMSON COUNTY
KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 3/3/2019