Karen Y Johnson Davidson County
Batch# 179330 DEEDWARR
12/31/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20181231-0126606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180528TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
H & L Enterprises, LLC	H & L Enterprises, LLC	
(NAME) 538 Rosedale Avenue	(NAME) 538 Rosedale Avenue	118-04-0-002.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Five Thousand And No/100 Dollars ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAYBURN MCGOWAN, JR., A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H & L ENTERPRISES, LLC**, 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 situated in Davidson County, Tennessee, a part being marked 8/10 of an acre on the Plan of a part of the property owned by J.W. Russwurm, of record in Book 547, Page 114, Davidson County Register's Office, described according to a survey made by John Sullivan, County Surveyor, July 12, 1947, and being more particularly described as follows:

BEGINNING at the northwest corner of Rosedale Avenue and Brookhaven Lane; thence with the margin of said Lane, N 3 Degrees 42' E, 198.8 feet to a fence line; thence with said line, North 82 degrees 40' W, 135 feet; thence with a fence, S 14 Degrees 24' W, 232 feet to the northerly margin of Rosedale Avenue; thence with the said Avenue, S 73 degrees E 22 feet to a turn in said Avenue and continuing with the northerly margin of said Avenue, N 84 degrees 26' W, 158.5 feet to the beginning.

Being the same property conveyed to Rayburn McGowen, Jr., a single person by Warranty deed from James D. Kenney and spouse Deborah H. Kennedy of record in Instrument No. 20070404-0040475 Register's Office for Davidson County, Tennessee, dated 03/30/2007 and recorded on 04/04/2007.

unimproved ☒
This is improved ☐ property, known as 538 Rosedale Avenue, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Rayburn McGowan, Jr., a single person this 31 day of December, 2018.

Rayburn McGowan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of December, 2018 before me personally appeared Rayburn McGowan, Jr., a single person to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of December, 2018.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022