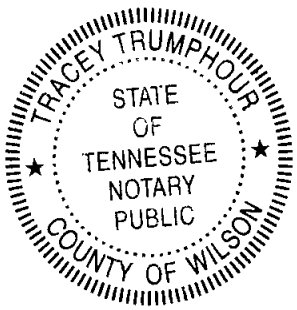
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. T. Marlin	J. T. Marlin	07511007800
(NAME)	(NAME)	
2001 Hunters Place	2001 Hunters Place	
(ADDRESS)	(ADDRESS)	
Mount Juliet, Tn 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Lynne W. McGowan, an unmarried woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto J. T. Marlin, a married man, hereinafter called the GRANTEE(S), his 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 Lot No. 393 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynne W. McGowan, unmarried by Warranty Deed from Freddie D. Martin and wife, Betty Swett Martin, dated 01/06/1997, recorded 01/09/1997, of record in Book 10315, Page 696, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4793, Page 157 and Amendment to Restrictive Covenants of record in Book 5028, Page 357, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4849, Page 767, Amendment to Restrictive Covenants of record in Book 5020, Page 58, Book 5545, Page 321 and Book 6017, Page 179, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 4128, Page 813, in the Register's Office for Davidson County, Tennessee. Easement contained in Installment Deed of record in Book 4432, Page 808 and Book 4648, Page 395, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

Karen Y Johnson Davidson County
Batch# 181216 **DEEDWARRSP**
01/07/2019 01:45:38 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20190107-0001617

File No.: 333481
Special Warranty Deed TN

This is improved ☒ 621 Mercer Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 3rd day of January, 2019.

Lynne W. McGowan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne W. McGowan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of January, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122