THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027 P19-10091-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **248,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2019. Notary Public MY COMMISSION EXPIRES: 5/30/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 259617 DEEDWARR
07/19/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20190719-0071082

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy McCreight	Pinnacle Bank	
916 Waynewood Lane	150 3rd Ave South, Ste 100	075-12-0B-015.00
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William D. Rowzee, II, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy McCreight and Shanna Corey, both unmarried**

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 Lot No. 71 on the Plan of Phase One and a portion of Phase Two, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, as amended in Book 11515, Page 696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Rowzee, II and Kristi M. Rowzee by Warranty Deed from John M. Edwards, III and Shelley L. Edwards, husband and wife, of record in Instrument No. 20041102-0132001, Register's Office for Davidson County, Tennessee, dated October 21, 2004 and recorded on November 02, 2004.

Being the same property conveyed to William D. Rowzee, II, for his sole and separate estate by Quitclaim Deed from Kristi M. Rowzee, of record in Instrument No. 20100701-0051504, Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All utility easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **916 Waynewood Lane, Hermitage, TN 37076.**

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.

Witness my hand this the 16th day of July, 2019.

William D. Rowzee, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William D. Rowzee, II** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of July, 2019.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

