Prepared by:

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

Karen Johnson Davidson County
Batch# 262514 DEEDWARRSP
07/26/2019 10:04:51 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190726-0073663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2019.

Notary Public

My Commission Expires: 4/6/21

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

19-0256

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph P. Agee, et al		
6004 Lenox Avenue	NEW OWNER	091-13-0-337.00
Nashville, TN 37209		

SPECIAL WARRANTY DEED

For and in 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, I

Malcom Furlough, Heir-at-Law to Luther J. Furlough, deceased,

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

Joseph P. Agee and Mark A. Johnson, as tenants-in-common with rights of survivorship,

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

Land in Davidson County, Tennessee, being Lot No. 9 in Cowden Subdivision, Section IV, not of record, and being further described as follows:

Beginning on a stake in the North boundary line of Lenox Avenue and running North 10 deg. 4' West 175 feet to a stake; thence South 72 deg. 16' West 21.7 feet to a stake; thence South 70 deg. 41' West 27.8 feet to a stake; thence South 9 deg East 159.5 feet to a stake in the North boundary line Lenox Avenue; thence with this boundary line North 85 deg East 53.8 feet to the beginning.

Being the same property conveyed to Luther Furlough and wife, Essie Furlough by Installment Deed dated March 18, 1950 from John B. Cowden, Trustee, recorded March 20, 1950 in Book 1810, Page 530, Register's Office for Davidson County, Tennessee, recorded on March 20, 1950. The said Luther Furlough a/k/a Luther J. Furlough and Essie Furlough were divorced as shown of record in Case No. 20578 in the Circuit Court for Davidson County, Tennessee.

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

This is improved property located at **6004 Lenox Avenue, 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, its successors and assigns, forever. GRANTOR covenants with GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEES that GRANTOR will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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 12th day of July, 2019.

Malcom Furlough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Malcom Furlough, Heir-at-Law to Luther J. Furlough, deceased, 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 12th day of July, 2019.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This Special Warranty Deed was prepared by information provided by the parties and without verification of the information by the preparer.