WARRANTY DEED

Karen Johnson Davidson County
Batch# 265084 DEEDWARR
08/01/2019 09:37:05 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190801-0075887

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

Alexis M. Cantrell
State of Tennessee
Notary Public
Williamson County
My Commission Expires September 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nashville Construction Company, Inc. 1628 Whispering Hills Drive Frankin, TN 37069	NEW OWNER	115-05-0-026.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mark A. Gullen, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nashville Construction Company, Inc., a Tennessee corporation, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the plan of Section Two West Meade Hills, of record in Book 2900, page 98, Register's Office for said County.

SAID Lot No. 27 fronts 160.00 feet on the westerly margin of Windrowe Drive and extends back 315.0 feet on the northerly line and 315.1 feet on the southwesterly line to a broken line in the rear, measuring 107.85 feet thereon.

Being the same property conveyed to Mark A. Gullen by Quitclaim Deed from Cynthia J. Hoeger, dated 01/03/1995, of record in Book 9562, Page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 947 Windrowe Drive, Nashville, TN 37205

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/our hand(s) this the 30th day of July, 2019.

Mark A. Gullen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark A. Gullen with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of July, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County