THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023083** Karen Johnson Davidson County Batch# 310069 DEEDWARR 11/04/2019 09:49:00 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20191104-0113230	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. KGM Affiant Subscribed and sworn to before me, this 30th day of October, 2019. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Kent Deboer and April Evans Deboer 1082 Archer Street Nashville, TN 37203	New Owner	Tax Parcel ID No. 117 10 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifford K McGown, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kent Deboer and April Evans Deboer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 of Block 5 on the Map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Valley Brook Road at the common corner of Lots Nos. 1 and 2; thence with the line between said two lots northerly 288.3 feet to a point, the common corner of Lots Nos. 1, 2, 20 and 21; thence with the line between Lots nos. 1 and 21, easterly 230 feet to the westerly margin of Valley Brook Road; thence with the westerly margin of said Road, in a southwesterly direction, as measured around a slight curve, 390 feet to the point of beginning.

Being the same property devised to Clifford K. McGown, Jr. by Last Will and Testament of Ida Jane Hines McGown, of record in Docket No. 06P2006 in the Probate Court of Davidson County, Tennessee, dated December 8, 2006 and filed on December 14, 2006.

Being the same property conveyed to Jane H. McGown by Quitclaim Deed from Clifford K. McGown of record in Book 10858, Page 977, in the Register's Office of Davidson County, Tennessee, dated March 16, 1998 and recorded on March 30, 1998.

Being the same property conveyed to Clifford K. McGown and wife, Jane H. McGown by Warranty Deed from J. J. Oswald and wife, Ruby P. Oswald of record in Book 4189, Page 978, in the Register's Office of Davidson County, Tennessee, dated November 10, 1967 and recorded on November 16, 1967.

Subject property has never been the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Estates, as recorded in Plat Book 974, Page(s) 29.

This is improved property located at 2402 Valley Brook Road Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2019.

Clifford K McGown, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clifford K McGown, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022