WARRANTY DEED

Karen Johnson Davidson County
Batch# 318613 DEEDWARR
11/22/2019 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20191122-0121059

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$560,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2019.

Notary Public

My commission expires: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Wrigley	**James Wrigley**	**Map 103-14-0 Parcel 103.00**
5721 Red Oak Drive	**2124 Golf Club Lane**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kyle D. McGowan and Heather Faith Mallalieu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Wrigley

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. 16 on the Plan of Hillwood Terrace, of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 263.15 feet on the southeasterly margin of Red Oak Drive and extends back 324.7 feet on the northeasterly line and 365.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Kyle D. McGowan and wife, Suanne E. McGowan, by Deed dated September 19, 2019 from Elizabeth C. L. Hahn, unmarried, of record in Instrument No. 20110927-0074677, Register's Office for Davidson County, Tennessee. The said Suzanne E. McGowan died December 19, 2016 and the property is vested in Kyle D. McGowan as the surviving tenant by the entirety. Kyle D. McGowan is married to Heather Faith Mallalieu.

Heather Faith Mallalieu, spouse of the above named Kyle D. McGowan, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 2663, Page 50, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2749, Page 338, amended in Book 2750, Page 521, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5721 Red Oak Drive, Nashville, Tennessee 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 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 14 day of November, 2019.

Kyle D. McGowan

Heather Faith Mallalieu

STATE OF ~~TENNESSEE~~) IDAHO
COUNTY OF ~~DAVIDSON~~) BANNOCK

Personally appeared before me, a Notary Public of said County and State, **Kyle D. McGowan and Heather Faith Mallalieu,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Pocatello, IDAHO, ~~Tennessee~~, this 14 day of November, 2019.

Notary Public

My Commission Expires: 5/20/22

DYLAN LINNASTRUTH
COMMISSION #67763
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/20/2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020