39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 321234 DEEDWARR
11/27/2019 09:19:35 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20191127-0122699

File No. DH0006013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Rowley and Amanda Rowley	F & M Bank	
(NAME)	(NAME)	
1313 Kenwood Dr	50 Franklin St	061-12-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Clarksville TN 37040	
(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, I, **Katherine G. Doggett and Rogers Doggett, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Rowley and Amanda Rowley, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 3 and 5 on the Plan of Block "H" Jackson Park, Section 2 of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 3 and 5 front together 200 feet on the northerly side of Kenwood Drive and run back 105 feet 3 inches on the westerly line and 273 feet 3 inches on the easterly line to a dead line, measuring 261 feet thereon.

BEING the same property conveyed to Gibson C. Duncan, Sr. and wife, Katherine Duncan, by deed from R. C. Beasley and wife, Gene N. Beasley, of record in Book 1732, page 167, Register's Office for Davidson County, Tennessee. The said Gibson C. Duncan, Sr. is deceased and survived by wife, Katherine Duncan.

Being the same property conveyed to Katherine Duncan, Gibson C. Duncan and Katherine Gayle Doggett, each for life with the remainder interest in the survivor of them, by deed from J. Mitchell Grissim, Jr., Trustee as recorded in Book 8579, Page 980, Register's Office for Davidson County, Tennessee. The said Katherine Duncan having since died on January 11, 1998, thereby vesting her portion of title into Gibson C. Duncan and Katherine Gayle Doggett.

Being the same property further conveyed to Katherine G. Doggett and husband, Rogers Doggett by Quitclaim deed from Gibson C. Duncan, a married person conveying his interest of record in Book 11074, page 753, Register's Office for Davidson County, Tennessee, dated 8/10/1998 and recorded on 8/20/1998.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1313 Kenwood Dr, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of November, 2019.

Katherine G. Doggett

Katherine G. Doggett

Rogers Doggett

Rogers Doggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine G. Doggett and Rogers Doggett, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of November, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206