WARRANTY DEED

Karen Johnson Davidson County
Batch# 543952 **DEEDWARR**
12/31/2020 12:36:52 PM 2 pgs
Fees: $13.00 Taxes: $1,024.90

20201231-0155101

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$277,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December

Notary Public

MY COMMISSION EXPIRES :

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Barton Rowe and Colleen Rowe**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
(NAME) **1687 Sam Ryder Rd**	(NAME) New Owner	096-10-0-034.00
(ADDRESS) **Arnold, MD 21012**	**(ADDRESS)**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-SEVEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna Mabry, an unmarried woman

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

Barton Rowe and Colleen Rowe, husband and wife

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 all of Lot No. 18, on the plan of Donelson Heights, of record in Plat Book 1424, Page 35, said Register's Office, reference to which is hereby made for a more complete description.
Being the same property conveyed to Donna Mabry, an unmarried woman by deed from Kathie Lawing, a single woman, of record in Instrument No. 20200929-0112351, dated 09/28/2020, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **2828B Surrey Rd, Nashville, TN 37214**
(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 **29th day of December, 2020.**

Donna Mabry by Ed Tignor AS ATTY IN FACT

Donna Mabry by Ed Tignor as atty in fact

STATE OF Tennessee

COUNTY OF Wilson

On this 29 day of December 2020 before me personally appeared Ed Tignor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna Mabry and who acknowledged that he executed the same as the free act and deed of Donna Mabry.

Witness my hand and seal at office on this day.

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Todd A Richards

Notary Public. My Commission Expires: 9/6/22