Karen Johnson Davidson County
Batch# 756255 DEEDWARR
11/16/2021 02:08:51 PM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20211116-0152590

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,700,000.00.

Affiant

Subscribed and sworn to me on November 15, 2021.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35129HUD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Andrew Kane Colleen Kane 5647 Granny White Pike Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	159-16.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Roxane M. McGowan and husband, David C. McGowan, Jr., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Andrew Kane and wife, Colleen Kane, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1 as shown on the Final Subdivision Plat of Lot 1, McGowan Property, of record in Instrument No. 20050913-0110047, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to David C. McGowan and wife, Roxane M. McGowan, by Warranty Deed dated June 2, 2005, from Mildred Trotter, a widow, of record as Instrument #20050607-0064928 in the Register's Office for Davidson County, Tennessee. Further, being a portion of the same property Roxane M. McGowan by Quitclaim Deed from David C. McGowan, of record in Instrument No. 20080403-0033982, Register's Office for Davidson County, Tennessee.

AND

Being a portion of the same property conveyed to David C. McGowan, Jr. and wife, Roxane M. McGowan, by Warranty Deed from Wilburn David Piper and wife, Janet L. Piper, of record as Instrument #20050607-0065145 in the Offices of the Register of Deeds for Davidson County, Tennessee. Further, being a portion of the same property Roxane M. McGowan by Quitclaim Deed from David C. McGowan, of record in Instrument No. 20080403-0033982, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and paid by the Grantors; 2022 Davidson County Taxes and subsequent taxes are assumed by the Grantees.
2. All matters as shown on the plan of record in Instrument No. 20050913-0110047, Register's Office for Davidson County, Tennessee.
3. Restriction regarding commercial use as set forth in Book 1308, page 505, Register's Office for Davidson County, Tennessee.
4. Easements for Sanitary Sewers and/or Storm Drainage of record in Book 7985, pages 473 & 508, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, page 456, Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5647 Granny White Pike, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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.

David C. McGowan, Jr., husband of Roxane M. McGowan, is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on November 15, 2021.

Roxane M. McGowan

David C. McGowan, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 15, 2021, before me personally appeared Roxane M. McGowan and David C. McGowan, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024