Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-15726

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 841369 DEEDWARR
04/18/2022 03:18:46 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220418-0044415

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Gargan and Erin Gargan (NAME)	New Owner (NAME)	083-09-0-297.00
1406 Ordway Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Thomas Tow and Julie A. Tow, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Gargan and Erin Gargan, 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:

Being Lot No. 129 on the Plan of A.V.S. Lindsley 29-acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 50.0 feet on the southerly margin of Ordway Place (formerly Grove Street) and extends back 145.7 feet on the easterly line and 147.6 feet on the westerly line to an alley in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Thomas Tow and Julie A. Tow, husband and wife by Quitclaim Deed dated March 14, 2014, recorded March 19, 2014, in Instrument Number 20140319-0022729, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1406 Ordway Place, Nashville, TN 37206.

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. Whenever 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 13th day of April, 2022.

Thomas Tow

Julie A. Tow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2022, before me personally appeared Thomas Tow and Julie A. Tow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

Notary Signature
My commission expires:

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066