STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-30-03

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie Dodson	SunTrust Bank	83-13-383
(NAME)	(NAME)	
1515 Russell Street	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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, WE,

FREDRIC J. ROWAN AND WIFE, MARCY M ROWAN,

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

DONNIE DODSON,

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. 59 on the Plan of Lindsley Home Place, of record in Plat Book 2, Page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fredric Jackson Rowan and wife, Marcy M. Rowan by quitclaim deed from Lawrence R. Brace and wife, Madelyn Brace of record in Book 11326, Page 236, Register's Office for Davidson County, TN. Fredric Jackson Rowan and Fredric J. Rowan being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1515 Russell Street, Nashville, TN 37206
(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/our hand(s) this 29th day of June, 2001.

Davidson County DEEDWARR
Recvd: 07/02/01 13:36 2pgs
Fees:13.00 Taxes:647.50
20010702-0069832

Fredric J. Rowan By his Atty in Fact

Marcy M. Rowan By her Atty in Fact

Power of Attorney for Fredric J. Rowan and Marcy M. Rowan of record in Instrument Number 20010606-0059204.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fredric J. Rowan and wife, Marcy M Rowan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 29th day of June, 2001

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named KarenHoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf ofFredric J. Rowan and wife, Marcy M. Rowan, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Fredric J. Rowan and wife, Marcy M. Rowan.

Notary Public

My Commission Expires 3-30-03

