WARRANTY DEED

AMY J FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jessie M. Arney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2003.

Amy J. Freeman
Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2005.~~ 9/19/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie M. Arney	Jessie M. Arney	95-10-17.00
(NAME)	(NAME)	
521 Bismark Drive	521 Bismark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **Tant E. Dowell and wife, Mary Alice B. Dowell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessie M. Arney**, an unmarried person 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. 179 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office said County.

Said Lot No. 179 fronts 100 feet on the northwesterly side of Bismark Drive and runs back between lines 215 feet, more or less on the northerly line and 220 feet, more or less, on the southerly line to the center line of Mill Creek as shown on said Plan on which it measures 135 feet, more or less.

Being the same property conveyed to Tant E. Dowell and wife, Mary Alice B. Dowell by deed of record in Book 4581 at page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and thereafter and easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 521 Bismark Drive, Nashville, TN 37210
(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 our hands this 7th day of April, 2003.

Tant E. Dowell
Tant E. Dowell

Mary Alice B. Dowell
Mary Alice B. Dowell

STATE OF TENNESSEE
COUNTY OF SUMNER

Davidson County DEEDWARR
Recvd: 04/09/03 09:45 2pgs
Fees:13.00 Taxes:444.00
20030409-0047022

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Tant E. Dowell and Mary Alice B. Dowell, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 7th, day of April, 2003.

Notary Public

My Commission Expires:

2-28-05

Seal

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE