Davidson County DEEDWARR
Recvd: 08/01/03 13:45 2pgs
Fees:13.00 Taxes:1398.60
20030801-0109445

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2003.

Notary Public

My Commission Expires: 11/4/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN K. THOMAS SIDWELL

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jim Newport and Jodi R. Newport
313 Avery Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 160-160-B-124.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William E. McDowell and wife, Janean S. McDowell** hereinafter referred to as Grantors, hereby transfers and conveys to **Jim Newport and Jodi R. Newport** hereinafter referred to as 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. 48 on the Plan of Brentwood Chase, Section Two, Revision One, of record in Book 9700, Page 945,946,947 and 948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. McDowell and wife, Janean S. McDowell by Warranty Deed from Tennessee Valley Investments, Inc. of record at Instrument No. 2002 030100 26239, Register's Office for Davidson County, Tennessee, dated February 26, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 945-948, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 2000 053100 53798; 2000 083100 86366; 2001 061400 62687; 2002 081200 96953; 2002 120201 49816; 2002 121201 53691; 2003 011000 04465; 2003 031200 33263; 2003 060200 74306; 2003 061800 84060; 2003 071801 00808; Register's Office for Davidson County, Tennessee.

Easement of record in Book 7900, Page 389, Book 8371, Page 320, Register's Office for Davidson County, Tennessee.

HOA Charter of record at instrument No. 2000 052400 51842, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 11115, Page 281 and 286, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 313 Avery Court, Brentwood, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of July, 2003.

William E. McDowell by Kenneth W. Cline atty-in-fact
**William E. McDowell**
By Kenneth W. Cline Attorney-in-Fact

Janean S. McDowell by Kenneth W. Cline atty in fact
**Janean S. McDowell**
By Kenneth W. Cline Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Cline with whom I am personally acquainted and who proved himself to be the attorney-in-fact for William E. McDowell and Janean S. McDowell and who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for William E. McDowell and Janean S. McDowell.

Witness my hand and official seal this 31st day of July, 2003.

Notary Public

My Commission Expires: 11/2/05

THOMAS K. BIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

09007-BW