WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,850.00

Jessica Harrison
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF September, 2003

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 3-26-05

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSEE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
BRIAN DOWELL and CHIANNA DOWELL, a married couple	**Same as New Owner**	176
6633 Shadyview Drive		Group 05A
Antioch, TN 37013		Parcel 87
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL G CHOATE and HEATHER L CHOATE, a married couple** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN DOWELL and CHIANNA DOWELL, a married couple** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 284 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885, 886 & 887, Register's Office for Davidson County, Tn, to which reference is made for a more complete description.

Being the same property conveyed to Daniel G. Choate and spouse Heather L. Choate, by Deed from W.L. Bainbridge, Inc., dated 06/11/97 and recorded 06/13/97 in Book 10491, page 781, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictions of record in Book 9678, page 187, Book 9678, page 213 and Instrument # 20011015-0111957; any and all matters in plat of record in Plat Book 6900, pages 885, 886 and 887; Miscellaneous Easement and Intrusions for Charter for HOA of record in Book 9680, page 319; Deed to HOA of record in Book 9786, page 923; Agreement of record in Instrument No. 20001207-0120450; Rules and Regulations of record in Instruments No. 20010614-0062709 and 20010614-0062710; By Laws of record in Book 7932, page 648, Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and Book 9764, page 44; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."
"The above legal description is identical to the one in the previous deed of record."

This is ☐ Unimproved ☐ Improved property known at **6633 SHADYVIEW DRIVE** (House No.) (Street) **ANTIOCH,** (P.O.Address) (City or Town) **TN** (State) **37013** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this **30th day of September, 2003**

Daniel G Choate
DANIEL G CHOATE

Heather L. Choate
HEATHER L CHOATE

Davidson County DEEDWARR
Recvd: 10/22/03 08:55 2pgs
Fees:13.00 Taxes:454.55

20031022-0155787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CARMEN COATS, a Notary Public in and for said County and State, within named DANIEL G CHOATE and HEATHER L CHOATE, a married couple be within named bargainor , with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this **30th day of September, 2003**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

