Davidson County DEEDWARR
Recvd: 05/14/04 12:53 2pgs
Fees:13.00 Taxes:625.30

20040514-0056887

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/12/2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Summer County, Tennessee MITCHELL A. WATTS

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Debra S. McDowell	Debra S. McDowell	103-14-A
4500 Post Road E-53	4500 Post Road E-53	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of**** One Hundred Sixty Nine Thousand Dollars and Zero Cents ($169,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason O. Ritchason, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Debra S. McDowell, _____, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. E-53 on the Plan of Hillwood, a Horizontal Property Regime, as of record in Plan Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jason O. Ritchason, unmarried, by deed from Janet A. Ayers, unmarried, of record in Book 10806, page 138, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4500 Post Road E-53, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 12th day of May, 2004.

Jason O. Ritchason

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason O. Ritchason, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2004.

Commission expires: 10/12/2005

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee