WARRANTY DEED

2262
Box 186



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Dowlen	Cindy Dowlen	84-4A-309
(NAME) 309 Autumn Chase Drive	(NAME) 309 Autumn Chase Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, Richard J. Keaton and wife, Julie A. Keaton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy Dowlen, married 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:

Unit No. 309 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee as shown on the Plan of Autumn Chase Condominiums recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, Page 418, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard J. Keaton and wife, Julie A. Keaton, by deed of record in Book 8867, Page 718, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Julie A. Keaton by Richard J. Keaton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. X, in the Register's Office for Davidson County, Tennessee. X20060405003866 1

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 309 Autumn Chase Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 04/05/06 08:37 2 pgs
Fees:13.00 Taxes:666.00
20060405-0038661

Witness our hands this 31st day of March, 2006.

Richard J. Keaton

Julie A. Keaton
By: Richard J. Keaton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Keaton, 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 31st day of March 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March 2006 before me personally appeared Richard J. Keaton, the person who executed the foregoing instrument on behalf of Julie A. Keaton, and acknowledged that he executed the same as the free act and deed of the said Julie A. Keaton, through Power of Attorney granted him by the said Julie A. Keaton.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009