# WARRANTY DEED

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of June, 2006

Notary Public
My Commission expires: 2/27/10
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Thomas J. Polacco | Thomas J. Polacco | 071-14-0-013.00 |
| 1205 Katie Avenue | 5307 Nevada Avenue | |
| Nashville, TN 37207 | Nashville, TN 37209 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ray Dowlen and Jeanine Dowlen, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas J. Polacco,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 25 on the plan of W.G. Bush's Subdivision, of record in Book 421, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 25 fronts 42.5 feet on the easterly side of Katie Avenue and runs back between parallel lines, 162.5 feet to an alley in the rear, measuring 42.5 feet.**

**Being the same property conveyed to Gardenview Properties, a Tennessee general partnership, by deed from George Margrave and wife, Sharmin J. Margrave, on July 18, 1985, of record in Book 6609, page 846, Register's Office for Davidson County, Tennessee. As of December 31, 2005, the said Gardenview Properties, a Tennessee general partnership has been terminated distributing said property to Ray Dowlen and wife, Jeanine Dowlen. Further conveyed to Ray Dowlen and Jeanine Dowlen, husband and wife, by Quitclaim Deed from Gardenview Properties, a Tennessee General Partnership, of record in Instrument Number** 20060807 0096398 **, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-14-0-013.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 24, Register's Office Davidson County, Tennessee.

This is improved property known as: **1205 Katie Avenue, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 29, 2006.

Davidson County DEEDWARR
Recvd: 08/07/06 11:25 2 pgs
Fees:13.00 Taxes:229.40
20060807-0096399

**Ray Dowlen**
Ray Dowlen
**BY:** James Lindley Attorney-in-fact
**James Lindley, Attorney-in-fact**

**Jeanine Dowlen**
Jeanine Dowlen
**BY:** James Lindley Attorney-in-fact
**James Lindley, Attorney-in-fact**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **James Lindley**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Ray Dowlen and Jeanine Dowlen**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ray Dowlen and Jeanine Dowlen**, the bargainor(s), by the said **James Lindley**, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 8/22/16

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY