This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/05/07 10:16 2 pgs
Fees:13.00 Taxes:1035.63
20070705-0079870

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Tod McDowell and	~~Same~~ SUNTRUST MORTGAGE INC	**Map 146-120**
Rachel McDowell	201 4TH AVENUE NORTH	**Parcel 015.00**
400 Arrowwood Drive	NASHVILLE, TN. 37219	
Nashville, TN 37211		

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Julia L. Cottingham, formerly known as Julia L. Nance** (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantor, from **Tod McDowell and wife, Rachel McDowell** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot 365, CRIEVE HALL ESTATES, SECTION FIVE, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Thomas C. Nance to Julia L. Nance as recorded on the 13th day of June, 2003 in Instrument No. 20030613-008126; Final Decree from Thomas Charles Nance to Julia Lynn Nance as recorded on the 19th day of November, 2003 in Instrument No. 20031119-0168830 and Warranty Deed from Pete Lunati and wife, Barbara Lunati to Thomas C. Nance and wife, Julia L. Nance as recorded on the 24th day of November, 1987 in Book 7410, Page 618, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **400 Arrowwood Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever, provided however this conveyance is expressly subject to the following matters: (i) Electrical permit recorded in Book 7869, Page 99, (ii) Restrictions, dedications, conditions, reservations, easements and other matters

shown on the plat of Crieve Hall Estates, Section Five, as recorded in Plat Book 2133, Page(s) 91 in the Register's Office for Davidson County, (iii) Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2277, Page 110 in the Register's Office for Davidson County.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 13th day of April, 2007.

Julia L. Cottingham

Julia L. Cottingham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Julia L. Cottingham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of April, 2007.

JEN LAVELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Jen Lavely

Notary Public
My commission expires March 21, 2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $279,900.00.

Affiant

Sworn to and subscribed before me this
13th day of April, 2007.

JEN LAVELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jen Lavely

Notary Public
My Commission Expires: March 21, 2009

My Commission Expires MAR. 21, 2009