# WARRANTY DEED

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,355.00

Susan B. Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2008.

Debbie Siniard
Notary Public

MY COMMISSION EXPIRES: 7/21/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/28/08 09:47 2 pgs
Fees:13.00 Taxes:345.34

20080428-0042775

**THIS INSTRUMENT WAS PREPARED BY** + Please return to:
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

b-5688

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rare Earth Properties | Rare Earth Properties | 084-11-0 118.00 |
| P.O Box (NAME) 291985 ~~1941 Omohundro Drive~~ | P.O. Box 291985 (NAME) ~~1941 Omohundro Drive~~ | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN ~~37210~~ 37229 | Nashville, TN ~~37210~~ 37229 | |
| (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, Spence Dowlen and and wife, Amy E. Jetton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rare Earth Properties, 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:

Known as Tract No. 1, and being Lot No. 136 on the Plan of Maplecrest, as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Spence R. Dowlen, by Warranty Deed from Walter R. Dowlen and wife, Jeanine C. Dowlen, of record in Book 10223, Page 787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2410 Dennywood 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.

Witness our hands this 22nd day of April, 2008.

Spence Dowlen
Spence Dowlen

Amy E. Jetton by
Amy E. Jetton
Spence Dowlen, A.I.F.

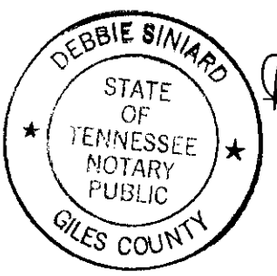
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of April, 2008.

Commission expires: 7/21/10




Debbie Siniard

Notary Public

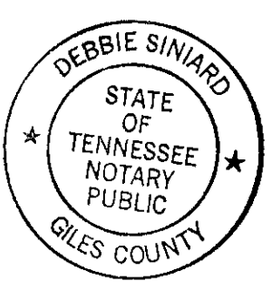
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Spence Dowlen, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Amy E. Jetton, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Amy E. Jetton. Witness my hand and Notarial Seal this 22nd day of April, 2008.

Debbie Siniard

Notary Public

My Commission Expires: 7/21/10




**RETURN TO:**

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Brentwood, Tennessee 37027