File No. 290600436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 10/10/09

BILL GARRETT, Davidson County
Trans: T20090043200 DEEDWARR
Recvd: 06/29/09 11:34 2 pgs
Fees: 13.00 Taxes: 517.08

20090629-0060130

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Lee Greer	Daniel Lee Greer	10413C5.00 CO
(NAME) 422 BOWLING AVENUE	(NAME) 422 BOWLING AVENUE	
(ADDRESS) NASHVILLE, TN 37205	(ADDRESS) NASHVILLE, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Hugh Marshall Dozier Jr. and wife, Judith Kay Chambers Dozier, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Daniel Lee Greer, Single, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-1 on the Plan of Bellwood Terrance Condominiums, as of record in Plat Book 5200, Page 568 & 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Bellwood Terrance Homeowner's Association as described in Book 6100, Page 177, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaretta F. Dozier, a single person by Warranty Deed dated 04/07/1994 from Rory Cruser as recorded on 04/08/1994 in Book 9306, page 791, Register's Office for Davidson County, Tennessee. Margaretta F. Dozier having since died 11/29/08. Property now vested to Hugh Marshall Dozier Jr. and wife, Judith Kay Chambers Dozier by last will and testament of record in Probate Court # 08P1642.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 568 & 569, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6098, Page 370, Register's Office for said County.

Master Deed and By-Laws as shown of record in Book 6100, Page 177, Instrument 19991213-03023562, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 422 Bowling Avenue, Nashville, TN 37205
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 23rd day of June, 2009.

Hugh Marshall Dozier Jr.

Judith Kay Chambers Dozier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Hugh Marshall Dozier Jr. and wife, Judith Kay Chambers Dozier, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/23/2009.

Witness my hand at office this 23rd day of June, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290600436

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027