File No. 290900336

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066214 DEEDWARR
Recvd: 09/29/09 12:16 2 pgs
Fees:13.00 Taxes:553.15
20090929-0090332

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Dowd	Magna Bank	
(NAME) 633 Mercer Drive	(NAME) PO BOX 17257	MAP/PARCEL 075-11-0-075.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) MEMPHIS, TN 38187	
(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, Robert H. McKown and wife, Susan P. McKown**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tim Dowd and Gina Dowd, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 396, on the Plan of SECTION 3, HIGHLANDS OF TULIP GROVE, as shown by plat of record in Plat Book 4675, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert H. McKown and wife, Susan P. McKown by Warranty Deed dated March 30, 1990, from Michael Dewaine Mitchell and wife, Peggy W. Mitchell and filed for record on April 10, 1990, in Book 8084, Page 953, Register's Office for said County.

Restrictive Covenants of record in Book 4849, Page 767 and as amended in Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321 and Book 6017, Page 179, Register's Office of said County.

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

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 633 Mercer Drive, Hermitage, TN 37076
(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), THEIR 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), 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 my/our hands this 25th day of September, 2009.

Robert H. McKown

Susan P. McKown

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert H. McKown and wife, Susan P. McKown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/25/2009.

My Commission Expires:

6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290900336

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122