BILL GARRETT, Davidson County
Trans:T20100004287 DEEDWARR
Recvd: 01/22/10 09:04 2 pgs
Fees:13.00 Taxes:111.00
20100122-0005536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2010.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Trim	New Owner	**10503031001**
1247 1st Ave South	SAME	
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Derrick Dowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Trim

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:

Being Lot No. 2 in the Re-subdivision of D. F. Wilkins Property, as of record in Book 421, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 43.45 feet on the west side of First Avenue, South, formerly Maple Street, and runs back between parallel lines, 183.5 feet to an alley.

Being the same property conveyed to Marion Sowell, an unmarried person by Warranty Deed from Charles Whatley and wife, Willia Whatley, recorded on the 11th day of August, 1967 in Deed Book 4161, Page 70, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Derrick Dowell, by Quitclaim Deed from The Minnie D. Sowell Revocable Living Trust on the 19th day of December, 2007 in Instrument No. 20071219-0145678

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 421, Page 148, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1247 1st Ave South, Nashville, TN 37210.

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 in 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 my/our hand(s) this 15th day of January, 2010.

Derrick Dowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Derrick Dowell , the within named Grantors, 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, at office, this 15th day of January, 2010.

Notary Public

My Commission Expires: 9.19.2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011