File No. 210020408

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100022583 DEEDWARR
Recvd: 04/16/10 10:03 2 pgs
Fees: 13.00 Taxes: 444.00
20100416-0028667

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harris E. Dowlen	Harris E. Dowlen	05309001000
(NAME) 1269 Sioux Terrace	(NAME) same	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, I, Mildred Irene Stewart, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Harris E. Dowlen and Betty G. Dowlen, 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:

Land in Davidson County, Tennessee, being all of Lot No. 84 on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cedric B. Stewart and wife, Alice F. Stewart, by deed from Joel F. Throneberry, Jr. and wife, Betty L. Throneberry, of record in Book 4577, Page 773, dated February 16, 1972 and filed for record on February 18, 1972, Register's Office for Davidson County, Tennessee. Property now vested in Mildred Irene Stewart, devisee under the Last Will and Testament of Cedric B. Stewart.

Being the same property conveyed to Alice F. Stewart by deed from Cedric B. Stewart of record in Instrument 20020701-00078618, dated June 25, 2002 and filed for record on July 1, 2002, Register's Office for Davidson County, Tennessee.

The said Alice Eldridge Stewart died testate on 09/10/2006 devising subject property to Cedric Buster Stewart as evidenced by the Last Will and Testament of Alice Eldridge Stewart filed under Docket 06P1685, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Cedric Buster Stewart died testate on 04/28/2009 devising subject property to Mildred Irene Stewart as evidenced by the Last Will and Testament of Cedric Buster Stewart filed under Docket 09P918, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This Instrument is being executed on behalf of Mildred Irene Stewart by Mark A. O'Neal, her lawful Attorney In Fact pursuant to Power of Attorney of record as Instrument 20100415002890 Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXPECTIONS:

County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 3700, Page 114, said Register's Office.

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.

MAO

unimproved ☐

This is improved ☒ property, known as 1269 Sioux Terrace, Madison, TN 37115
(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 12th day of April, 2010.

WITNESSES:

Caitlin O. Hunter

Caitlin O. Hunter

Mildred Irene Stewart
By Mark A. O'Neal, Attorney In Fact

STATE OF LOUISIANA
~~COUNTY~~ PARISH OF EAST BATON ROUGE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark A. O'Neal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred Irene Stewart, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 201004150028290, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mildred Irene Stewart, under said Power of Attorney.

Witness my hand at office this 12th day of April, 2010.

Statewide
Commission expires: with life

Notary Public

MARCELLA FINK
Notary Public
State of Louisiana
NOTARY ID NO. 79251

File Number: 210020408

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075