WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

AMY GROVE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian C. Johnson	PrimeLending	161-05A-1
(NAME)	(NAME)	
713 Ashlawn Place	18111 Preston Rd, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX, 75252	
(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, John C. Dow and wife, Bobbie Mai Dow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vivian C. Johnson unmarried,, 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:

A condominium in Davidson County, Tennessee, being Unit No. A-13, Ashlawn Condominiums, according to the Master Deed of record in Book 6607, pages 596 thru 673 and as amended in Book 7168, page 550, said Register's Office.

Being the same property conveyed to John C. Dow and wife, Susan S. Dow, by deed of record in Instrument No. 20050513 0054445, Register's Office for Davidson County, Tennessee. Susan S. Dow having since died.

Bobbie Mai Dow joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Bobbie Mai Dow by John C. Dow as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100510-0035392, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 713 Ashlawn Place, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20100027738 DEEDWARR
Recvd: 05/10/10 09:17 2 pgs
Fees:13.00 Taxes:251.60

20100510-0035393

Witness my hand this 29th day of April, 2010.

John C. Dow

Bobbie Mai Dow by John C. Dow, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedJohn C. Dow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2010.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 29th day of April, 2010, before me personally appeared John C. Dow the person who executed the foregoing instrument on behalf of Bobbie Mai Dow and who acknowledged that he executed the same as the free act and deed of the said Bobbie Mai Dow, through Power of Attorney granted he by the said BobbieMai Dow.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2010.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County