THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070772**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $141,900.00 Affiant Subscribed and sworn to before me, this 2nd day of August, 2010. Notary Public My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 08/09/10 13:53 3 pgs
Fees:18.00 Taxes:525.03
20100809-0062851

WARRANTY DEED

Address New Owner: Andrew P. Dowling 122 S 16th Street Nashville TN 37206	Send Tax Bills To: **Fifth Third Mortgage** 3800 W Dublin Granville Rd. MD407611 Dublin, OH 43017	Tax Information: Tax Parcel ID No. 08313038000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack A. Elisar Jr. and wife, Kristie A. Elisar** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew P. Dowling, an unmarried man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Easterly part of Lot No. 62, in Block G on the Plan of the Lindsley Home Tract, as of record in Plat Book 2, Page 92, Chancery Court at Nashville, TN described as follows: Beginning on the Westerly margin South 16th Street 110 feet Northerly from the Northerly margin of Russell Street, being Robert Parson's Northeast corner; thence with the Westerly margin of South 16th Street, Northerly 50 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley, Westerly 62.1 feet to a point 5 feet Easterly from the corner of Lots Nos. 61 and 62, thence Southerly parallel with the line between said two Lots, 50 feet to said Parson's Northwest corner; thence with his Northerly line, Easterly 62.1 feet, more or less to the beginning. Being the same property conveyed by Warranty Deed from Jon P. King and wife Lisa Jean King to Jay Elisar and Kristie A. Elisar as recorded on the 22nd day of August, 2003 in Instrument No. 20030822-0121946 and Quitclaim Deed from Jay Elisar and Kristie A. Elisar to Jack A. Elisar Jr. and wife Kristie A. Elisar as recorded on the 12th day of December, 2006 in Instrument No. 20061212-0153128, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY HOME TRACT, as recorded in Plat Book 2, Page(s) 92, Chancery Court at Nashville, TN, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 122 S 16th Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2010.

Jack A. Elisar Jr.

Kristie A. Elisar by Will Chapman, Attorney in Fact

Kristie A. Elisar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack A. Elisar Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2010.

Notary Public

My Commission Expires: 11/26/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Kristie A. Elisar,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of August, 2010.

Notary Public

My Commission Expires: 11/26/10

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission Expires: September 2, 2013