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BILL GARRETT, Davidson County
Trans:T20100075903 DEEDWARR
Recvd: 12/02/10 10:38 3 pgs
Fees:18.00 Taxes:645.65
20101202-0095854

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Katie T. Lipscomb
451 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Magna Bank
6525 Quail Hollow Rd #300
Memphis, TN 38120

MAP 161-7
GROUP
PARCEL 56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **K. Troy Dowdy, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Katie T. Lipscomb and Justin D. Lipscomb, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Kingwood Park, of record in Plat Book 2900, page 70, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to K. Troy Dowdy, by Quitclaim Deed dated September 28, 2001 from Wendy L. Dowdy of record in Instrument no. 20011015-0111982, Register's Office for Davidson County, Tennessee; having been the same property conveyed to K. Troy Dowdy and wife, Wendy L. Dowdy by deed of record in Book 10695, page 599, said Register's Office Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **451 Brewer Drive, Nashville, Tennessee 37211.**

***Leah Dowdy, spouse of K. Troy Dowdy, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **30th** day of **November, 2010.**

K. Troy Dowdy

Leah Dowdy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **K. Troy Dowdy and Leah Dowdy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $174,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2010.

NOTARY PUBLIC

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11-7-12

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067