STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-3901D

BILL GARRETT, Davidson County
Trans:T20120024869 DEEDWARR
Recvd: 04/05/12 10:04 2 pgs
Fees:13.00 Taxes:758.13
20120405-0029084

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert G. Leech and Michelle L. Walker (NAME)	New Owner (NAME)	34-7-A-22
625 Glen Circle, #22 (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Herschel C. Dowdell, Jr., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Leech, a married man and Michelle L. Walker, a single woman, as tenants in common with right to survivorship,** 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. 22 on the plan of PLANNED UNIT DEVELOPMENT OF PHASE 1(REVISED) HARBOR VILLAGE, as shown by plat of record in Plat Book 6900, Page 37, as amended in Book 8250, page 490, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Herschel C. Dowdell, Jr. from Elizabeth Ann Downer Bowers and husband, John Martin Bowers, JR., by Deed dated October 17, 2006, as Instrument No. 200610190129938, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, book 6646, page 543, book 10672, page 743, Instrument No. 200108170089318, Instrument No. 200702050014894, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 37, amended in Book 8250, page 490, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 7637, page 813, Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewer and storm drainage as recorded in Book 7026, page 914, Book 7026, page 916, Book 7121, page 202, Register's Office for Davidson County, Tennessee.

5. Easement to Comcast as recorded in Instrument No.201109300075699, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 625 Glen Circle, #22, Madison, TN 37115.

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. Whenever 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 27th day of March, 2012.

Herschel C. Dowdell, Jr. March 27, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Herschel C. Dowdell, Jr., the bargainor(s), 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 and official seal, this 27th day of March, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066