BILL GARRETT, Davidson County
Trans:T20120032430 DEEDWARR
Recvd: 05/03/12 09:30 2 pgs
Fees:13.00 Taxes:591.63
20120503-0037947

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 20 day of April , A.D., 20 12 , by and between

Colleen S. McDonald An unmarried person

John Stowe and Jennifer Stowe, husband and wife

First Parties, and

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 170, ON THE PLAN OF SECTION ONE, LEXINGTON POINT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20000830-0085624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN S. MCDONALD, UNMARRIED BY DEED FROM DENNIS M. BELLAMY AND SPOUSE, AMY L. BELLAMY DATED 5/22/2009 FILED OF RECORD 5/26/2009 IN INSTRUMENT NO. 20090526-0047934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
John and Jennifer Stowe
7012 Lexington Point Drive
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Reliant Bank
1736 Carothers Parkway Suite 100
Brentwood, TN 37027

CLT # 126150B1700000

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Colleen S. McDonald × _____

Colleen S. McDonald

Colleen S McDonald

✓STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Colleen S. McDonald An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of March, 20 12.

✓ _____ Notary Public

My Commission Expires: November 3, 2015

STATE OF TENNESSEE NOTARY PUBLIC DAVID FAUSTINO DAVIDSON COUNTY

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 159,900. Affiant Brenda R Lehman.

Subscribed and sworn to before me this 20th day of April, 20 12.

My Commission Expires: _____

3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MR-RL-1340-211