SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089044 DEEDWARRSP
Recvd: 11/21/12 09:09 2 pgs
Fees:13.00 Taxes:795.50
20121121-0107307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Shannon D. Logue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2012.

Laurie M. Harris
Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane L. Zeigler	New Owner	
(NAME)	(NAME)	161130B33100CO
331 Shady Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RANDALL DAVID MCDOWELL AND ROBERT A. MCDOWELL, JR. CO-EXECUTORS OF THE ESTATE OF RICHARD D. MCDOWELL,** DECEASED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE L. ZEIGLER, A SINGLE WOMAN,** 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 Unit No. 331 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard D. McDowell, an unmarried man by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, recorded on the 29th day of December, 2005 in Instrument No. 20051229-0155865, in the Register's Office of Davidson County, Tennessee. Richard D. McDowell having died on 10/20/2011 leaving a Last Will and Testament filed into Probate on 11/3/2012 No. 11P-1635. Randall David McDowell and Robert A. McDowell, Jr. are executing this instrument as Co-Executors as authorized pursuant to the terms of the Last Will and Testament of Richard D. McDowell.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 331 Shady Creek Lane, 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 GRANTEE, it's successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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 my hand this 7th day of November, 2012.

Estate of Richard D. McDowell

By: _____
Randall David McDowell, Co-Executor

By: _____
Robert A. McDowell, Jr., Co-Executor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named, Randall David McDowell and Robert A. McDowell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they, as Co-Executors of the Estate of Richard D. McDowell, and they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2012.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015