WARRANTY DEED

CB13-2984

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara McDowell	Barbara McDowell	
2984 Harbor Lights Drive (ADDRESS)	2984 Harbor Lights Drive (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	136-05A-050.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS LEE BENDLE, II AND JEANETTE BENDLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA MCDOWELL AND HUSBAND, TOM MCDOWELL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 30 on the Plan of Bayview Estates, Phase Two, of record in Instrument No. 200006090057633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas L. Bendle, II, a married man by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. of record in Instrument No. 20010319-0025934, Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on March 19, 2001.

Being the same property conveyed to Douglas Lee Bendle, II and Jeanette Bendle, husband and wife by Quitclaim Deed from Douglas L. Bendle, II, a married man of record in Instrument No. 20101101-0087098, Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on November 1, 2010.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 200006090057633; Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; Book 11271, page 163; Book 103236, page 86; Instrument No. 200007100068261; Book 7830, page 233; Book 10085, page 576; Book 10339, page 298; Book 11762, page 271, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2984 Harbor Lights Drive, Nashville, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/13/13 08:44 3 pgs
Fees:18.00 Taxes:603.10
20130813-0084577

Witness my/our hand(s) this 31st day of July, 2013.

Douglas Lee Bendle, II

Jeanette Bendle

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2013, before me personally appeared Douglas Lee Bendle, II and Jeanette Bendle, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3/17/2014

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY